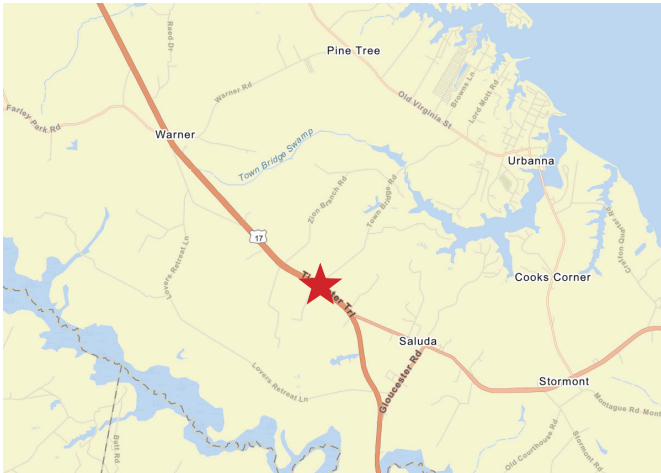


UNIQUE COMMERCIAL OPPORTUNITY

FOR LEASE | SALE



12180 TIDEWATER TRAIL | SALUDA VA 23149



PROPERTY FEATURES

- HIGHLY VISIBLE PROPERTY IN MIDDLESEX COUNTY SERVING URBANA, GLOUCESTER, KING AND QUEEN COUNTIES
- MULTIPLE USE OPTIONS: RETAIL, OFFICE, INDUSTRIAL
- 3.04 ACRES WITH APPROXIMATELY 3,800SF ON FIRST FLOOR
- CURRENTLY TWO RESIDENTIAL APARTMENTS ON THE 2ND FLOOR PROVIDING SURPLUS INCOME; ONE UNIT IS ZONED FOR BUSINESS/OFFICE
- ZONED LDR: LOW DENSITY RURAL WITH **SPECIAL EXCEPTION PERMITS** IN PLACE
- COMPREHENSIVE PLAN IS FOR PROPERTY TO BECOME COMMERCIAL GENERAL BUSINESS
- ENGLISH TUTOR STYLE WITH CUSTOM EXTERIOR STONEWORK AND COPPER ENHANCEMENTS
- 4 LANE DIVIDED HIGHWAY
- CALL FOR LEASE AND SALE PRICING

TRAFFIC COUNT: 7,641 VPD



BERKSHIRE HATHAWAY

HomeServices

Towne Realty

COMMERCIAL DIVISION

JANET MOORE, CCIM

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PROPERTY DETAILS

- FIRST FLOOR COMPRISES ~2,800SF OF SHOWROOM/ RETAIL/OFFICE SPACE, WHICH CAN BE SUBDIVIDED; PLUS ~1,000SF ADJOINING STORAGE WAREHOUSE AREA
- STORAGE LOADING: TWO OVERHEAD DOORS - ONE DOCK LEVEL AND ONE GRADE LEVEL DRIVE IN
- ADDITIONAL DETACHED OPEN STORAGE SHED WITH MULTIPLE BAYS COMPRISING ~1,700SF
- BUILDING FEATURES FRONT BAY WINDOWS, WORKING FIREPLACE, WOODSTOVE, STONE CHIMNEY, DOUBLE DOOR AND TWO SINGLE DOOR ENTRANCES
- FLEXIBLE FLOOR PLANS IDEAL FOR RETAIL, CONTRACTING AND SERVICE TYPE BUSINESSES
- WELL WATER AND SEPTIC



TRADE AREA DEMOGRAPHICS

POPULATION	13,680
HOUSEHOLDS	5,804
AVERAGE INCOME	\$78,907

