

1129 THOMAS JEFFERSON RD

Forest, Virginia 24551

FOR SALE
OR LEASE

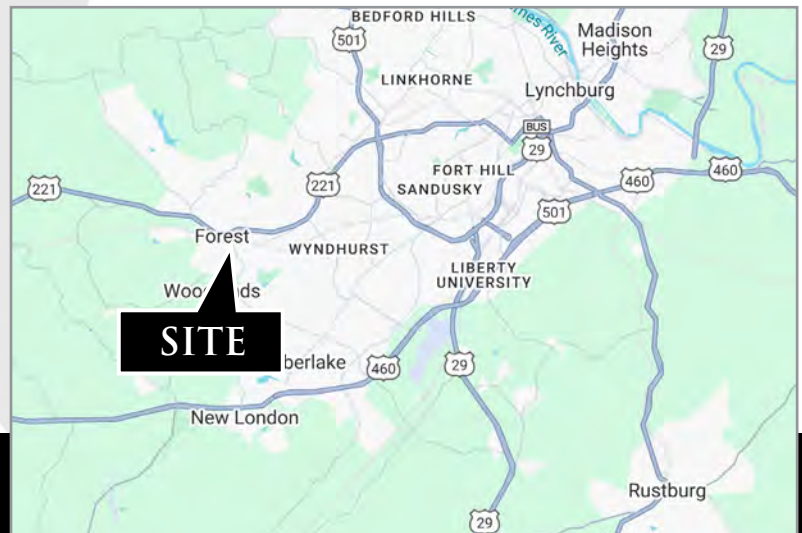


MULTI-BUILDING COMMERCIAL PROPERTY AVAILABLE

PROPERTY HIGHLIGHTS:

- ▶ Two Commercial Buildings on a single parcel located in a prime Forest, Va location with ample road frontage on Thomas Jefferson & Burnbridge Road.
- ▶ This is a great central location in Forest, a rapidly growing area of Bedford County with close access to Main artery of U.S. Route 221.
- ▶ The main building is currently owner occupied, by Winey Chicks Boutique.
- ▶ The 1,830 SF cottage located at the rear of the property is available for lease and was formerly occupied by a massage studio.
- ▶ Property currently zoned to allow for both Retail and Personal Services
- ▶ Sale Price: \$1,200,000

Demographics	1 Mile	3 Miles	5 Miles
Population	3,294	26,142	58,347
Households	1,689	12,280	27,497
Median Household Income	\$47,864	\$54,105	\$53,746



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BUILDING 1

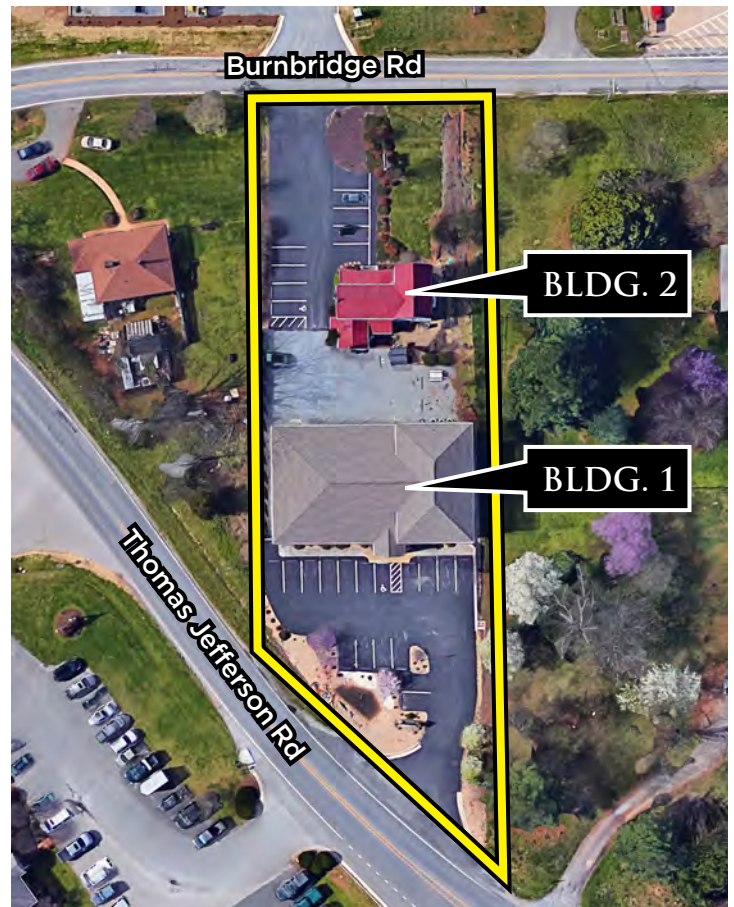
1179 Thomas Jefferson Road

- ▶ 6,885 SF Masonry Building built in 2007 on 78 Acre lot zoned C-2 permitting a wide variety of commercial uses.
- ▶ 5,076 SF Min Level with open floor plan plus additional 1600 SF adjacent office.
- ▶ 5 private offices, conference room, kitchen area, laundry room, with w/d and 1 full and 2 half bath.
- ▶ 2nd floor mezzanine area contains 1,600 SF of unfinished area with private entrance.
- ▶ Featuring Energy efficient ICF Poured Concrete Construction.
- ▶ 37 paved parking spaces
- ▶ County water and Sewer on site.
- ▶ Current use is Retail Business and Office.

BUILDING 2

1296 Burnbridge Road

- ▶ Two story Victorian cottage offering a total of 1,830 SF with featuring 5 offices, 1 full bath.
- ▶ Central heat and air. Originally built in 1907 and renovated.
- ▶ Public water and sewer.
- ▶ Excellent visibility from Burnbridge Road with easy access to Route 811.
- ▶ Perfect location for area professionals.



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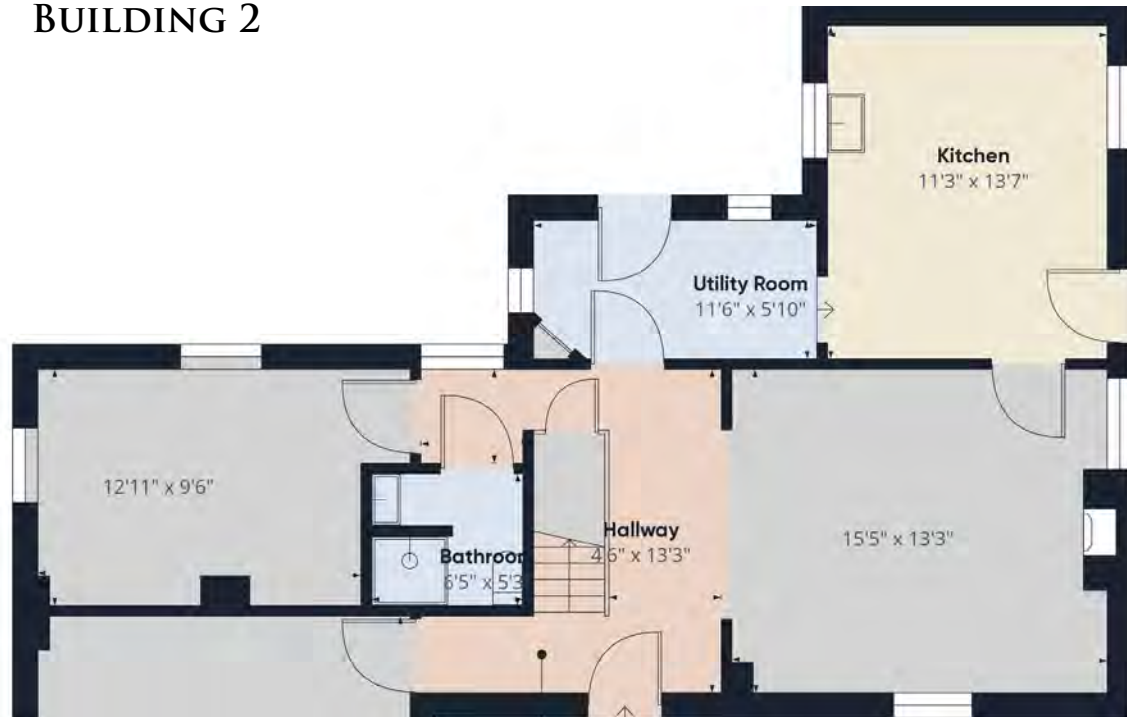
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BUILDING 2



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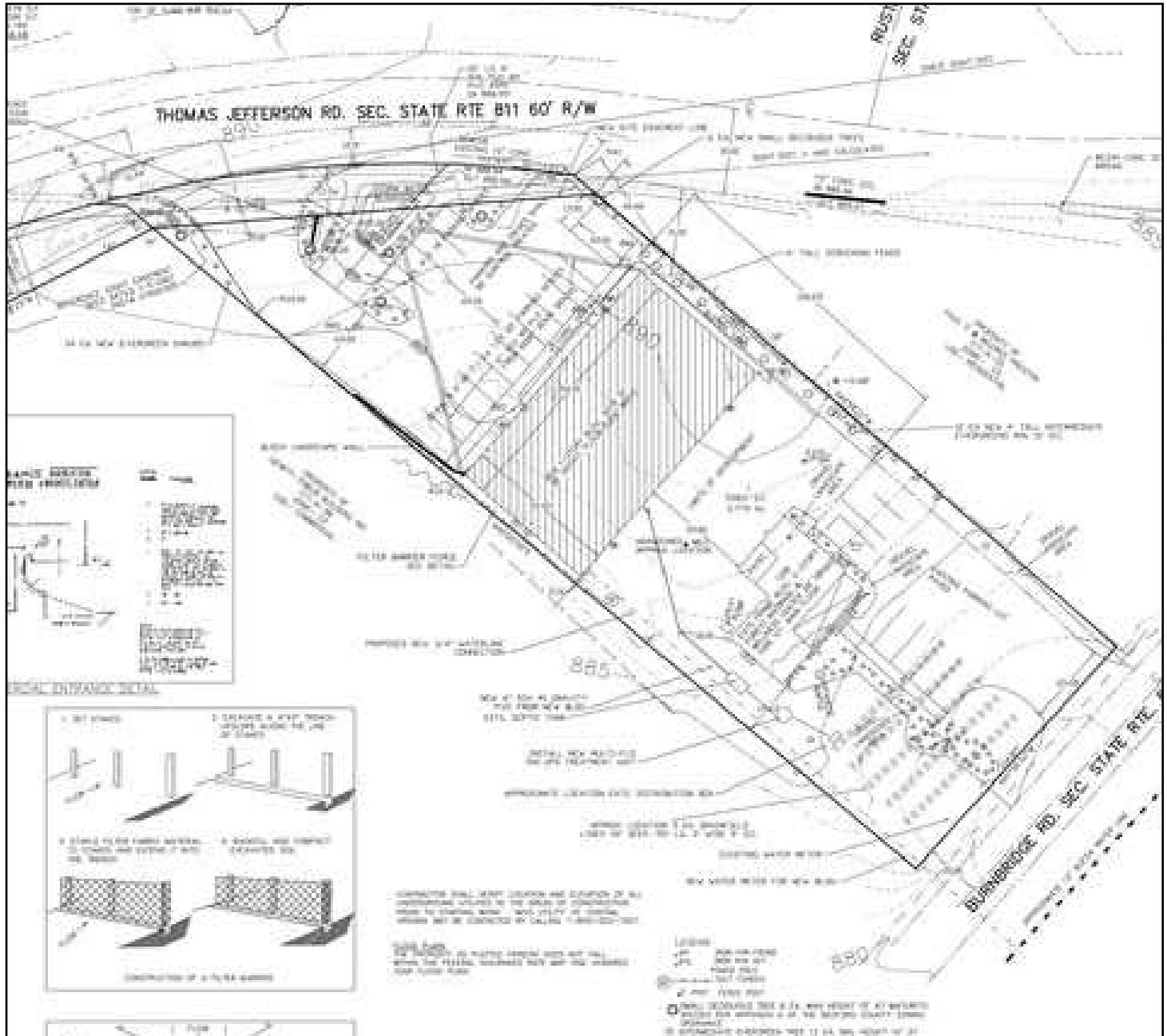
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PROPERTY SURVEY



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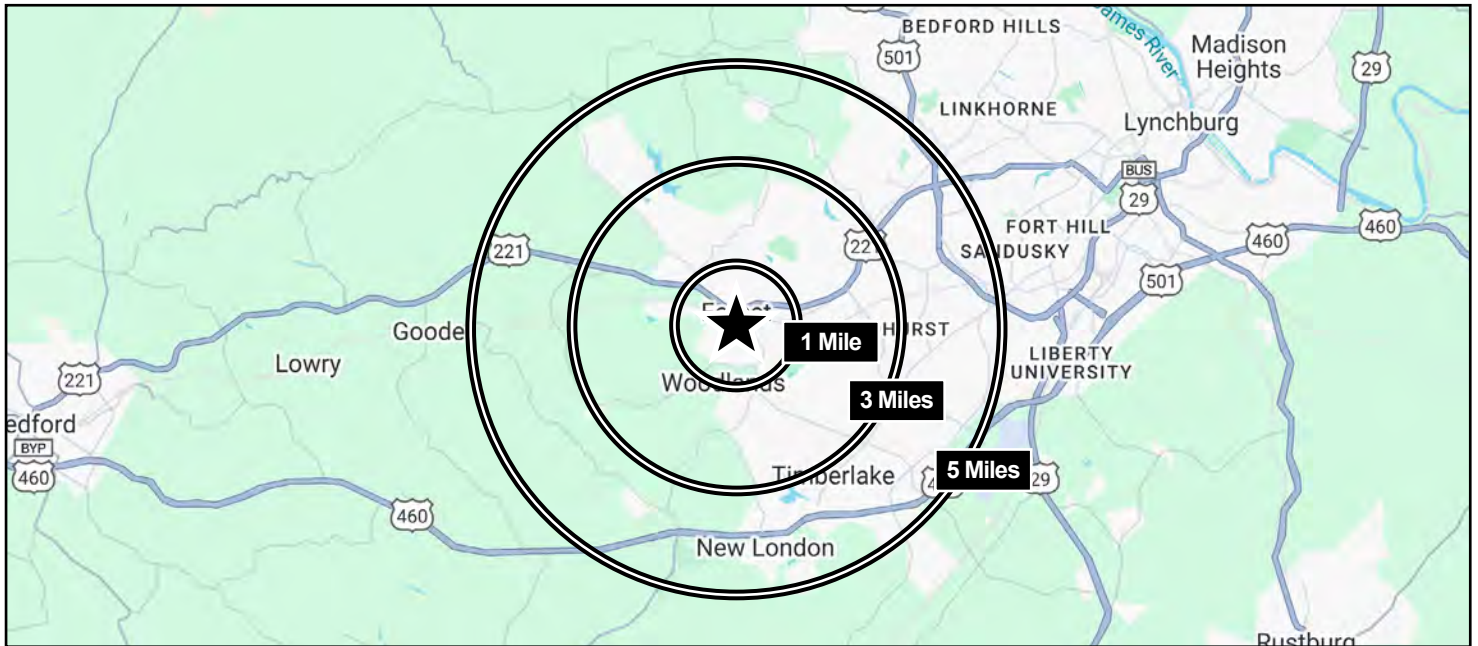
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	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population			
Male	1,613	12,872	28,796
Female	1,681	13,270	29,551
Total	3,294	26,142	58,347

Age	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Ages 0-14	545	4,478	9,852
Ages 15-24	422	3,646	7,668
Ages 25-54	1,303	9,991	22,983
Ages 55-64	475	3,584	7,745
Ages 65+	549	4,443	10,099

Race	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
White	2,948	23,468	49,186
Black	279	1,658	6,031
AM In/AK Nat	N/A	1	5
Hawaiian	N/A	N/A	3
Hispanic	75	514	1,620
Multi-Racial	94	902	3,150

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Income			
Median	\$47,864	\$54,105	\$53,746
< \$15,000	105	814	2,768
\$15,000-\$24,999	101	856	2,447
\$25,000-\$34,999	133	612	2,221
\$35,000-\$49,999	393	2,004	4,248
\$50,000-\$74,999	176	2,193	4,791
\$75,000-\$99,999	231	1,756	3,302
\$100,000-\$149,999	217	1,57	3,126
\$150,000-\$199,999	20	380	681
> \$200,000	19	275	463

Housing	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Units	1,689	12,280	27,497
Occupied	1,612	11,549	25,497
Owner Occupied	1,182	8,805	16,746
Renter Occupied	430	2,744	8,751
Vacant	77	731	2,000



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