

FOR SALE

**10 Courtland Road
Emporia, VA 23847**



COMMONWEALTH

COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- 8,201± acres located along well traveled Highway 58
- B-2 zoning allowing for many uses including carwash, storage warehouse, car repair, retail food, and truck/travel stop (with use permit)
- 4 miles from Interstate 95
- Comprehensive Plan for Commercial
- Potential 1,745± SF office included
- Sale Price: \$500,000

This document has been prepared for informational purposes only. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein.

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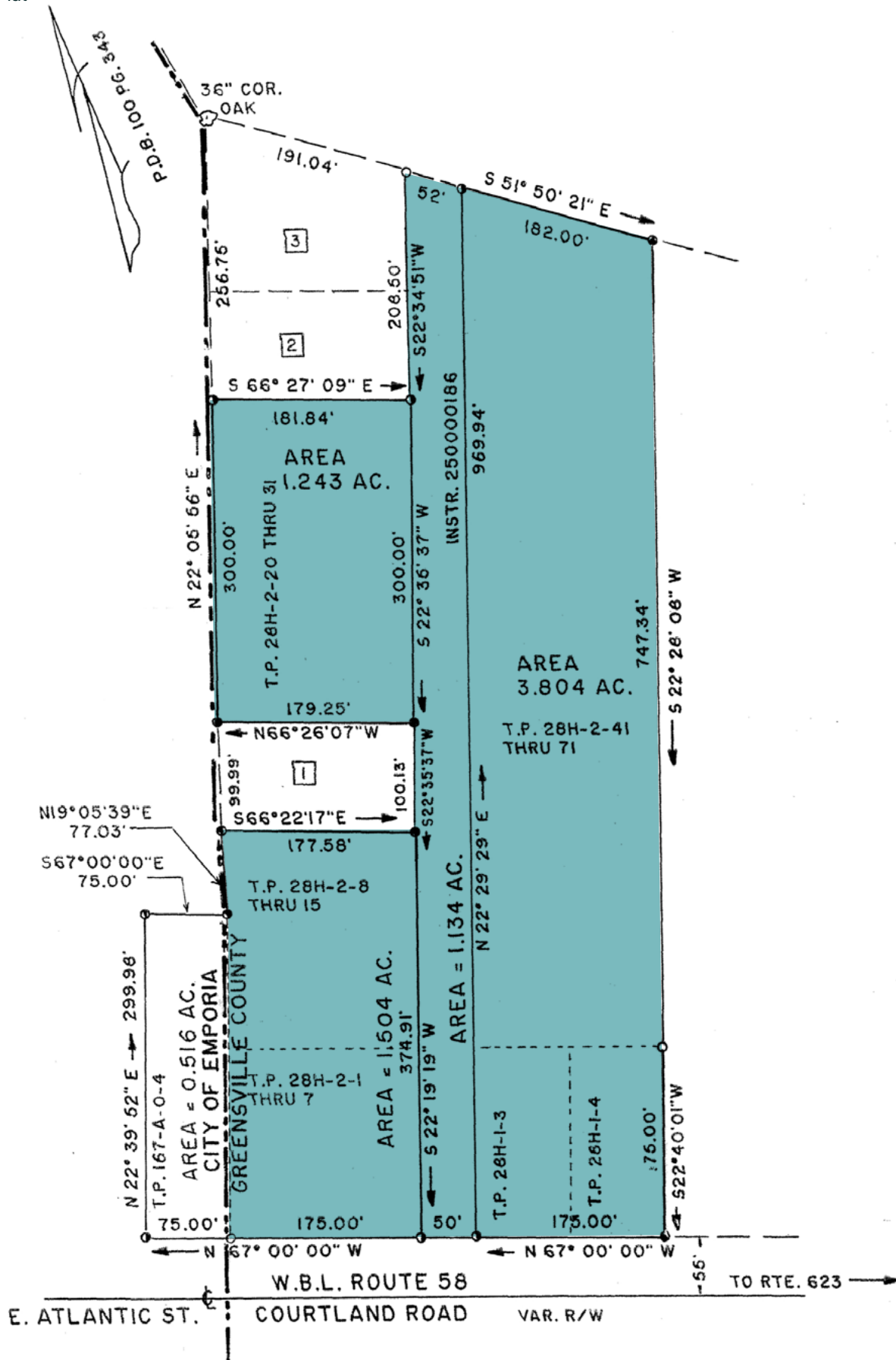
4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

Plat

Total Area Plat
8.201 AC





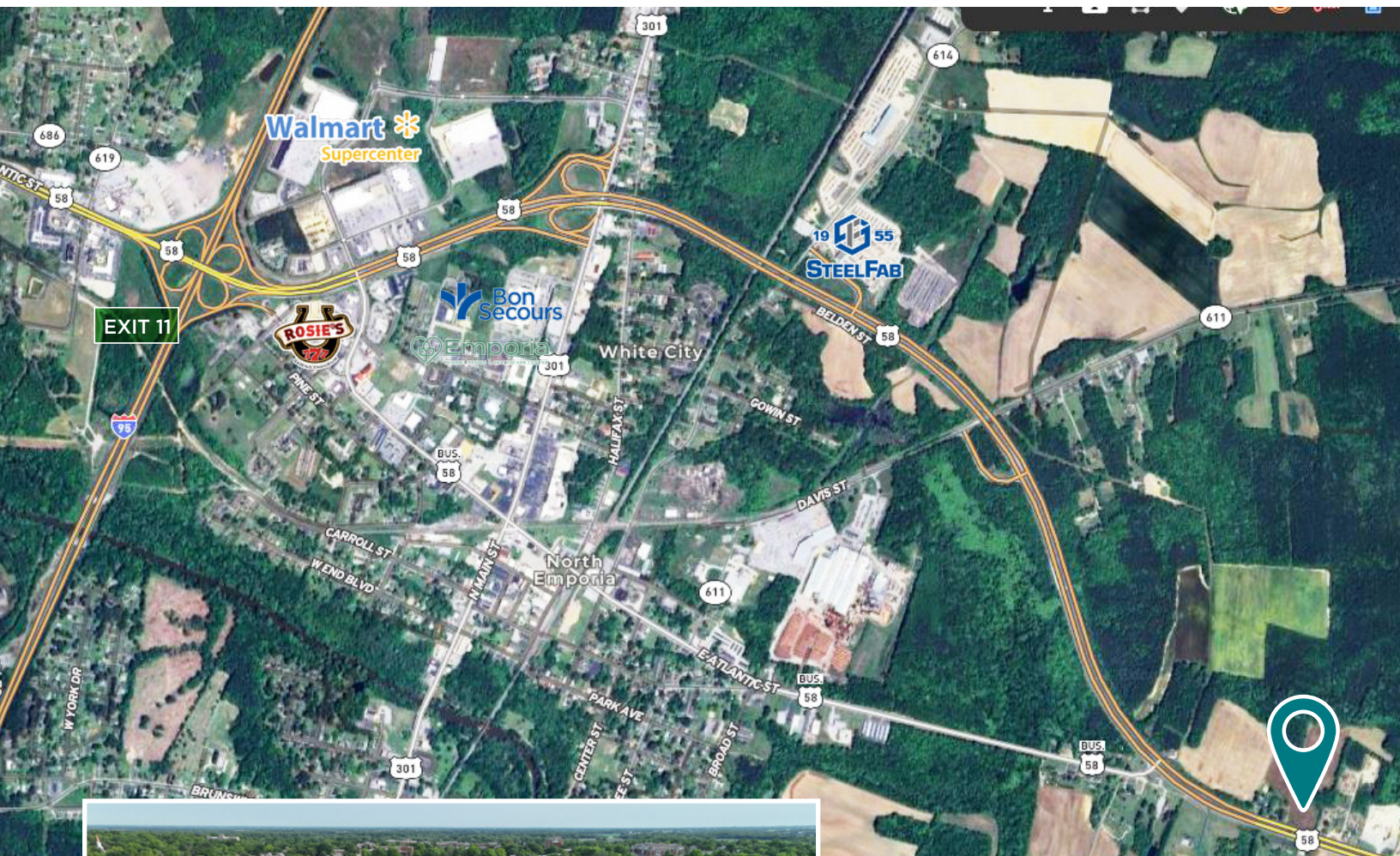
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MARKET OVERVIEW

EMPORIA SNAPSHOT

Strategically located with crossroads of Interstate 95 and U.S. Routes 58 and 301, Emporia is a rapidly emerging commerce and industry center. The city sees an average of 60,000 vehicles daily with an average daytime population of over 12,000.



SURROUNDING RETAIL



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