FOR SALE

111 East Cloverleaf Drive
Emporia, VA 23847

COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Cloverleaf Dr. Development Property

- 1.49 acres of C-2 zoned land allowing for retail, fast food, and other uses
- Strong visibility along Highway 58 and roughly a mile from Interstate 95
- Located in a strong retail area surrounded by Arby's, Taco Bell, Starbucks, Chick-fil-A, and more
- Utilities available to site
- Sale Price: $890,000

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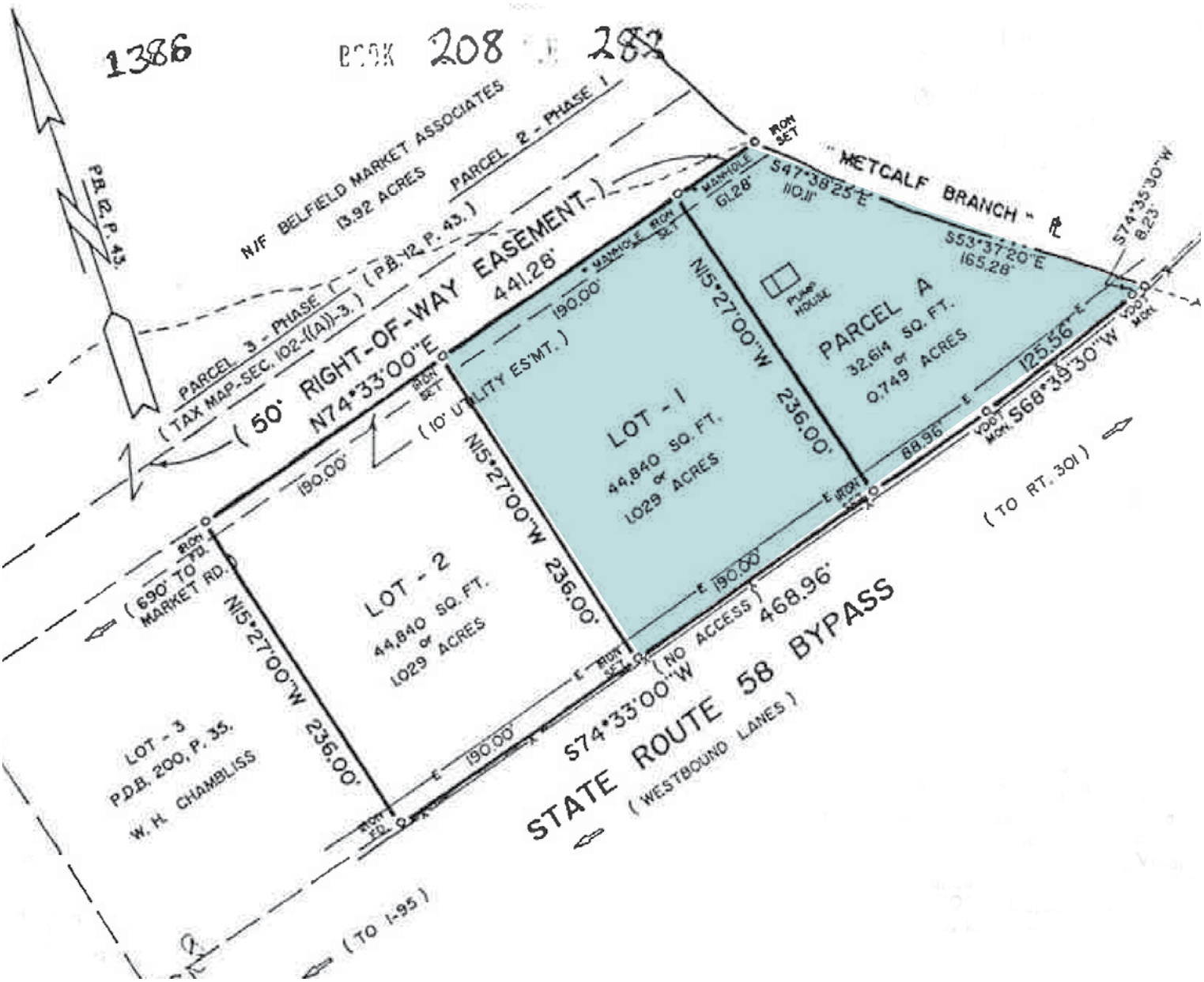
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Site Plan


1386
BOOK 208 PG 282
N/F BELFIELD MARKET ASSOCIATES
13.92 ACRES
PARCEL 2 - PHASE 1
(P.B. 12, P. 43.)
PARCEL 3 - PHASE 2
(TAX MAP-SEC. 102-((A))-3.)
(P.B. 12, P. 43.)
(50' RIGHT-OF-WAY EASEMENT)
N74°33'00"E
441.28'
IRON SET
MANHOLE
GI.28'
S47°38'25"E
110.11'
"METCALF BRANCH"
S53°37'20"E
165.28'
S74°35'30"W
8.23'
PLANT HOUSE
PARCEL A
32,614 SQ. FT.
OR
0.749 ACRES
(10' UTILITY ESMT.)
190.00'
N15°27'00"W
236.00'
LOT - 1
44,840 SQ. FT.
OR
1.029 ACRES
LOT - 2
44,840 SQ. FT.
OR
1.029 ACRES
125.56'
VDOT MON.
S68°39'30"W
88.96'
(690' TO MARKET RD.)
IRON FD.
(TO RT. 301)
LOT - 3
P.D.B. 200, P. 35.
W. H. CHAMBLISS
S74°33'00"W
468.96'
(NO ACCESS)
STATE ROUTE 58 BYPASS
(WESTBOUND LANES)
(TO I-95)

Market Overview

Emporia, VA

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.

KEY Companies in Emporia

Toll Brothers
America's Luxury Home Builder

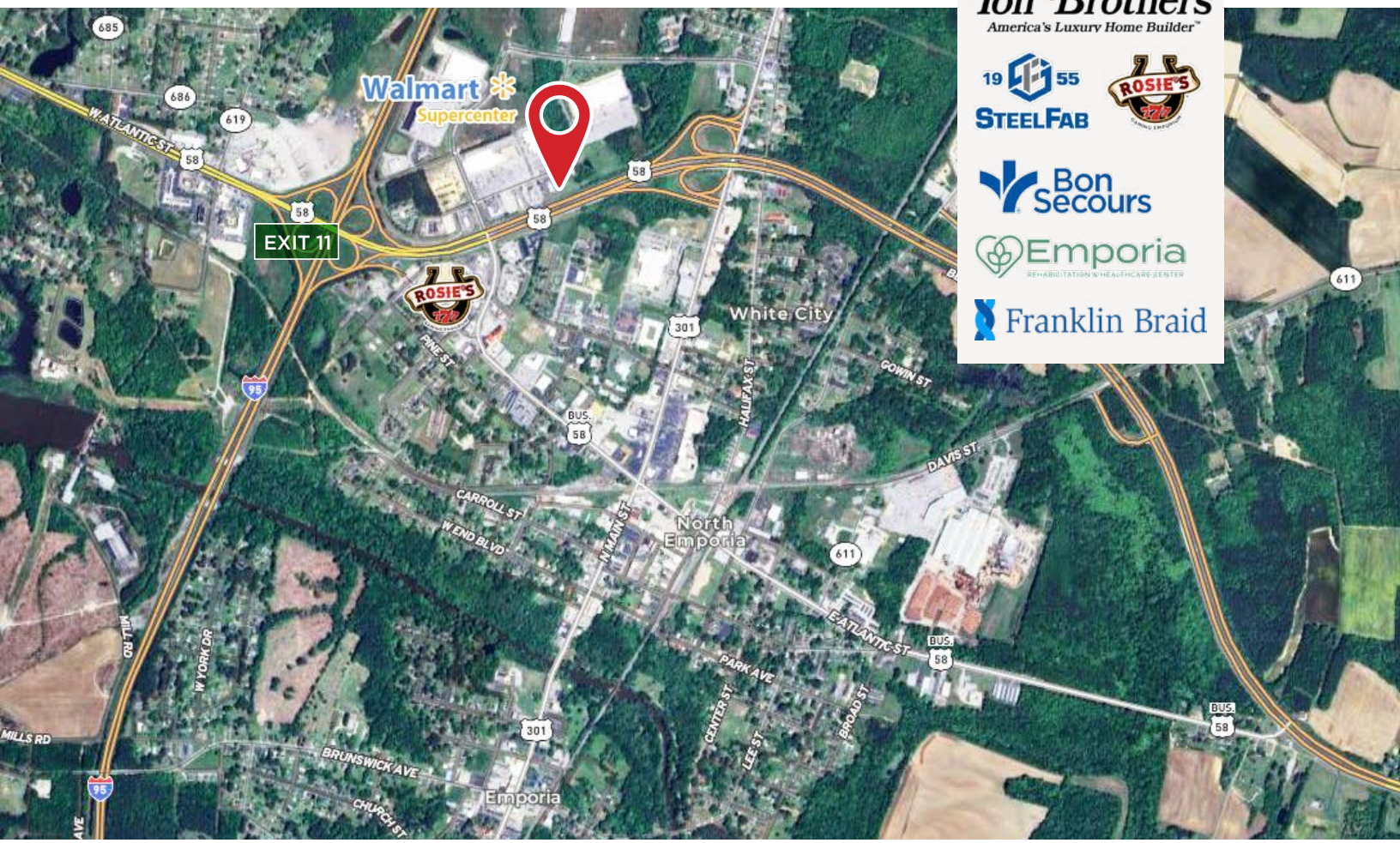
1955 SteelFab

Rosie's

Bon Secours

Emporia
Rehabilitation & Healthcare Center

Franklin Braid





Nearby Amenities

Chick-fil-A · Cracker Barrel · Advance Auto Parts · Quiznos · Food Lion · Bojangles · Starbucks · Wendy's · Arby's · KFC · Burger King · CVS · First Citizens Bank · Family Dollar · Five Guys · McDonald's · Subway · Dunkin' · Aaron's