

**FOR  
LEASE**

EXCELLENT VISIBILITY

# Former Wendy's

531 E. Nelson Street | Lexington, VA 24450



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 2,538± SF Former Wendy's available for lease with existing drive-thru
- › FF&E can convey
- › Excellent visibility and access on Nelson Street
- › Quick access at the confluence of I-81, I-64, and Route-11
- › Located in Lexington's premier retail corridor
- › Lease Rate: Contact agents for pricing

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	12,438	16,368	29,383
AVERAGE HH INCOME	\$107,845	\$104,538	\$97,492
DAYTIME EMPLOYEES	7,906	8,925	12,061

## FOR MORE INFORMATION:

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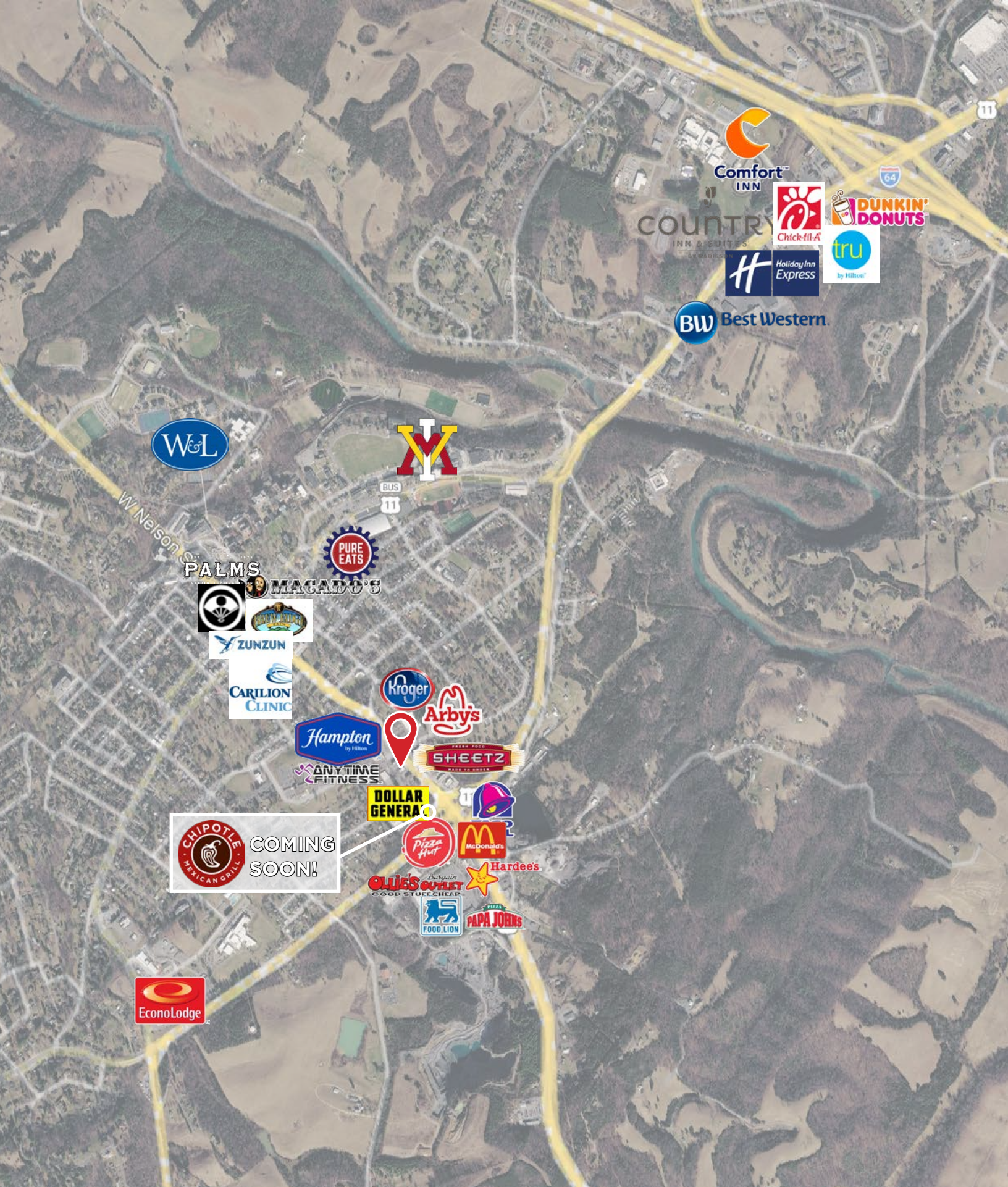
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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.





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