

FOR SALE

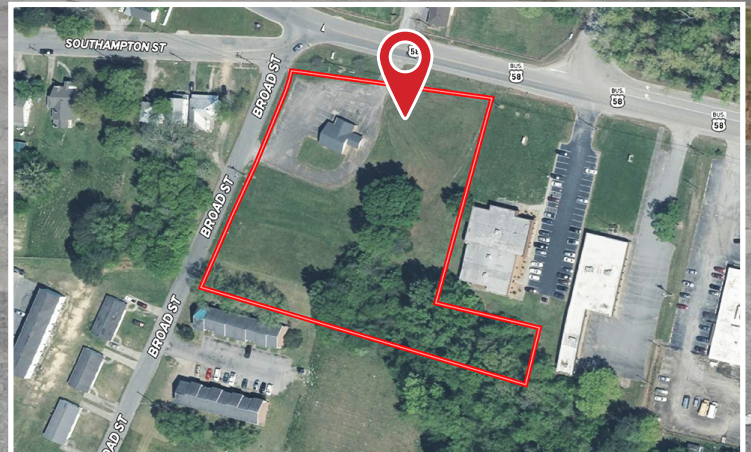
PRIME LOCATION

Potential Redevelopment

600 E Atlantic Street | Emporia, VA 23847



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 1,448± SF freestanding former bank building
- › Leased month to month offering immediate income or owner-occupant
- › Commercial and Residential Zoning
- › Prime location on the corner of E Atlantic Street at the intersection of Southampton Street and Broad Street
- › Large 2.48± acre lot included in sale
- › Strong Redevelopment potential for retail, office, and more
- › **Sale Price:** \$400,000

FOR MORE INFORMATION:

SCOTT PITTMAN

Sales & Leasing Associate

804-228-4925

spittman@commonwealthcommercial.com

RYAN FANELLI

Senior Vice President | Partner

804-400-6163

rfanelli@commonwealthcommercial.com

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

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.

KEY COMPANIES IN EMPORIA

Toll Brothers
America's Luxury Home Builder™

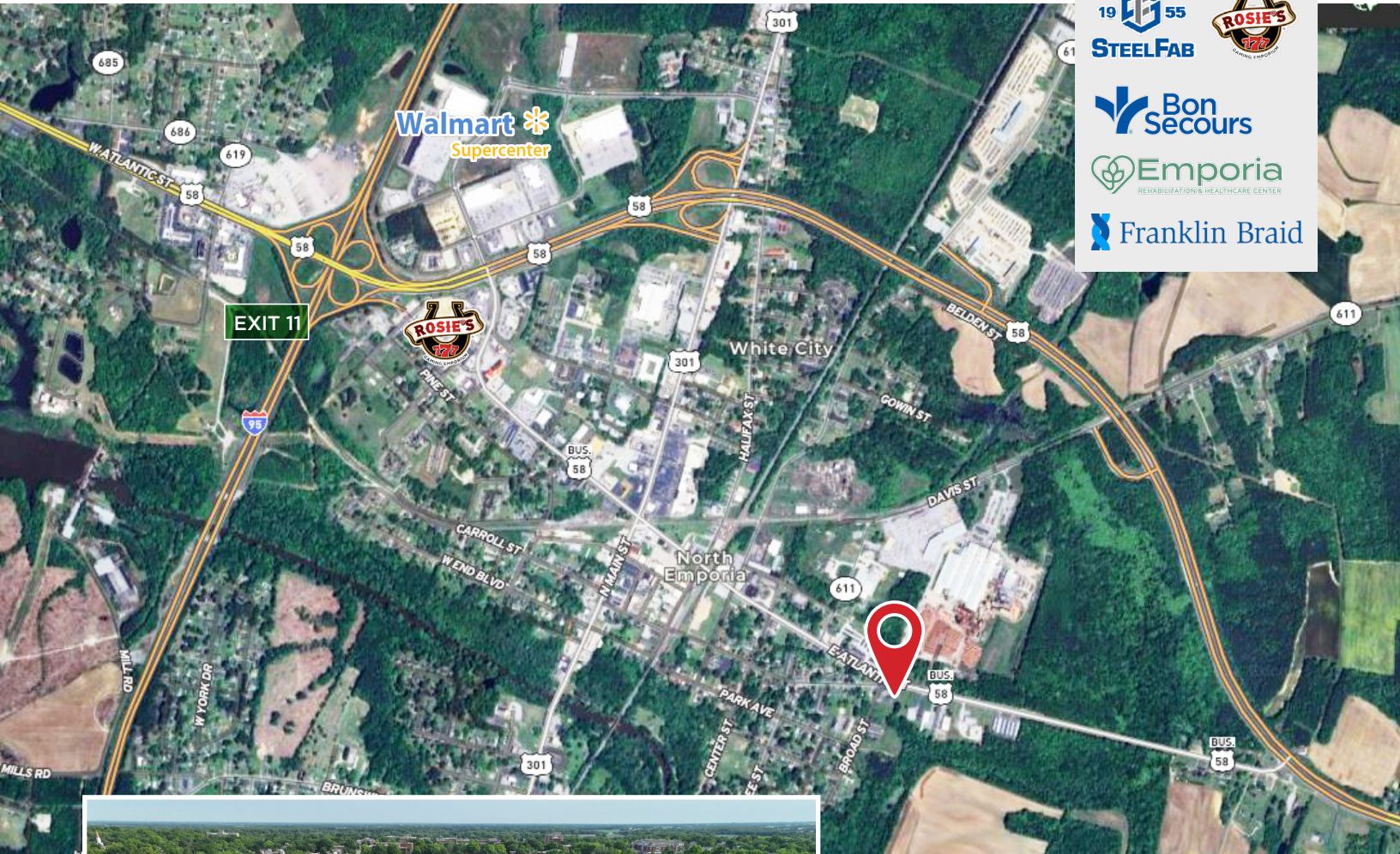
19  55
STEELFAB

ROSIE'S
CREATING EMPLOYMENT

 **Bon Secours**

 **Emporia**
REHABILITATION & HEALTHCARE CENTER

 **Franklin Braid**



SURROUNDING RETAIL


Chick-fil-A


OLD COUNTRY STORE


Advance Auto Parts


SUBWAY


DUNKIN'


FOOD LION


Schlitz


Starbucks


Wendy's


Arby's


McDonald's


KFC


BURGER KING


CVS pharmacy


First Citizens Bank


QUIZNOS
MRHH...TOASTY!


FAMILY DOLLAR


FIVE GUYS
BURGERS and FRIES


Aaron's

FOR SALE | 600 E ATLANTIC STREET | EMPORIA, VA 23847



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions