

# FOR SALE

## One Parcel Available

James Madison Highway at the  
Intersections of Freedom Drive & Liberty Trail  
Zion Crossroads, VA 22942

Walmart  
Distribution Center

Walmart  
Supercenter

LIBERTY TRAIL

12.7±  
ACRES

DOLLAR TREE

1.2±  
SOLD

FREEDOM DRIVE

MARKET STREET

CAMP CREEK PKWY

US ROUTE 15 - 25,000± VPD

ANYTIME FITNESS  
DUNKIN'

Advance  
Auto Parts

OUTBACK  
STEAKS

Hampton  
Inn

COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions

For more information:

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# PROPERTY HIGHLIGHTS

- › Prime buildable sites for retail, industrial, self-storage user
- › Continual apartment, residential, and commercial development in immediate corridor
- › Potential build-to-suit opportunity
- › C-2 Zoning
- › Excellent visibility and frontage on James Madison Highway
- › 13 miles east of Charlottesville, 56 miles west of Richmond with access from I-64 and Route 250

**SPRING CREEK  
950 ACRE GATED  
COMMUNITY**



UVA Health  
 SENTARA  
 Charlotteville Pediatric Dentistry  
 CROSSROADS Animal Hospital  
 Charlotteville ORTHODONTICS  
 Beltone

IHOP  
 Phatt's BAR & GRILL  
 BW Best Western

**SITE**

25,000± VPD

38,000± VPD

THE SHOPPES AT SPRING CREEK

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,232	4,963	9,574
AVERAGE HH INCOME	\$136,154	\$128,364	\$118,195
DAYTIME EMPLOYEE	1,128	4,471	7,725