

AVAILABLE FOR SALE OR LEASE

FORMER FAMILY DOLLAR

3943 FRANKLIN TURNPIKE, DANVILLE, VA 24540

TSCG®



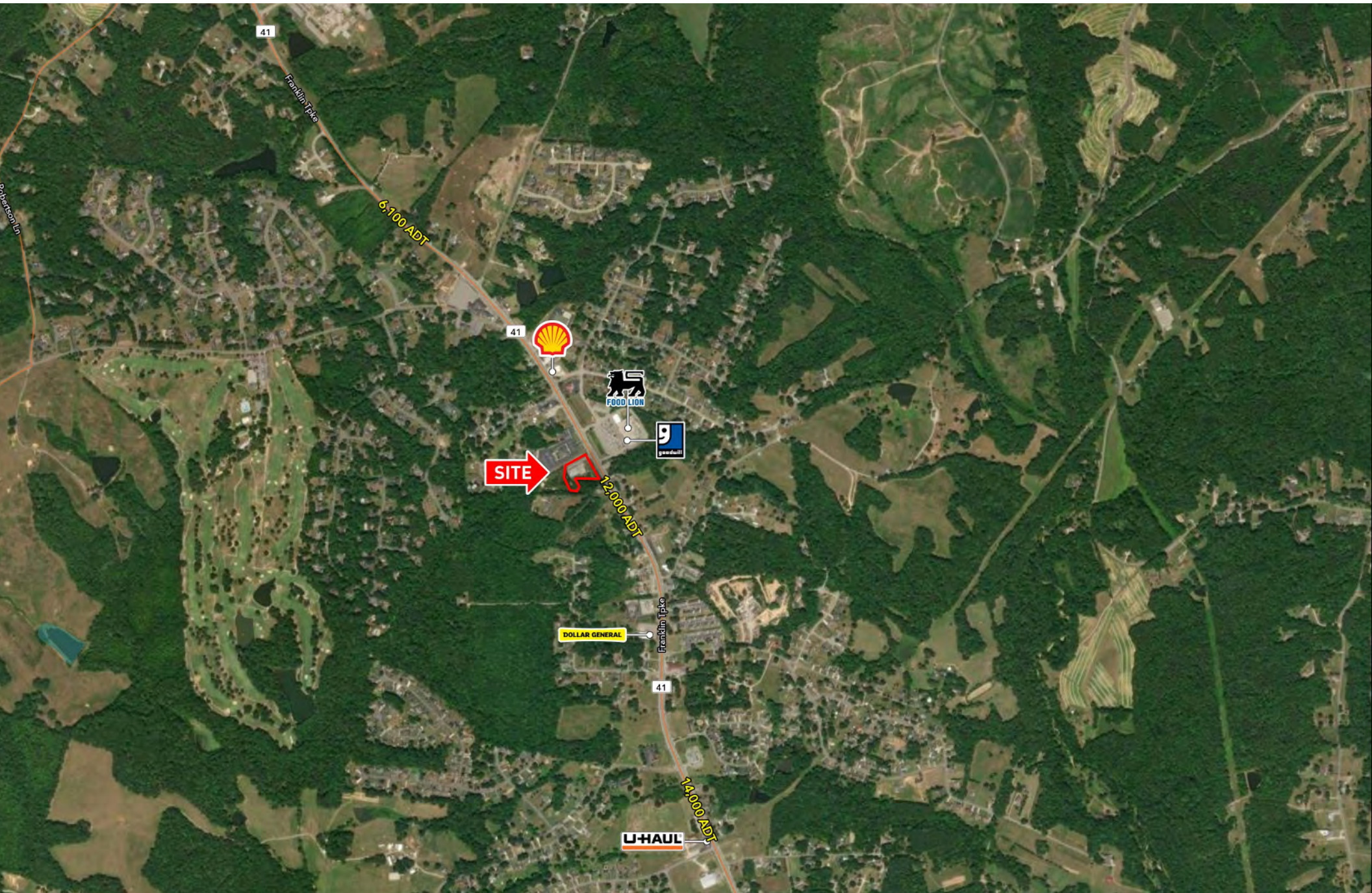
PROPERTY HIGHLIGHTS

- 8,343 SF freestanding building on 2.36 AC
- 12,000 AADT on Franklin Turnpike
- Across the street from Food Lion anchored center
- Pylon Signage
- \$10.00 PSF NNN or \$900,000 Purchase Price

DEMOGRAPHICS

	5 MILES	7 MILES	10 MILES
 2025 Total Population	23,730	48,254	73,174
 2025 Daytime Population	6,357	25,398	34,819
 2025 Median Household Income	\$56,383	\$50,966	\$51,288









EXCLUSIVE LEASING AGENTS

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