

# FOR SALE

RETAIL PADS IN FISHERVILLE

1885 Jefferson Hwy | Fishersville, VA 22939



S.L. NUSBAUM  
REALTY CO.



## EMMA WILL

Associate  
C. 804.821.9042  
O. 804.508.7283  
ewill@slnusbaum.com

## ANDREW THACKER

Vice President  
C. 804.357.6075  
O. 804.320.7600  
athacker@slnusbaum.com

## LARRY AGNEW

Senior Vice President  
C. 804.882.5779  
O. 804.944.9262  
lagnew@slnusbaum.com

## NATHAN SHOR

Senior Vice President | Partner  
C. 804.539.7404  
O. 804.944.2399  
nshor@slnusbaum.com



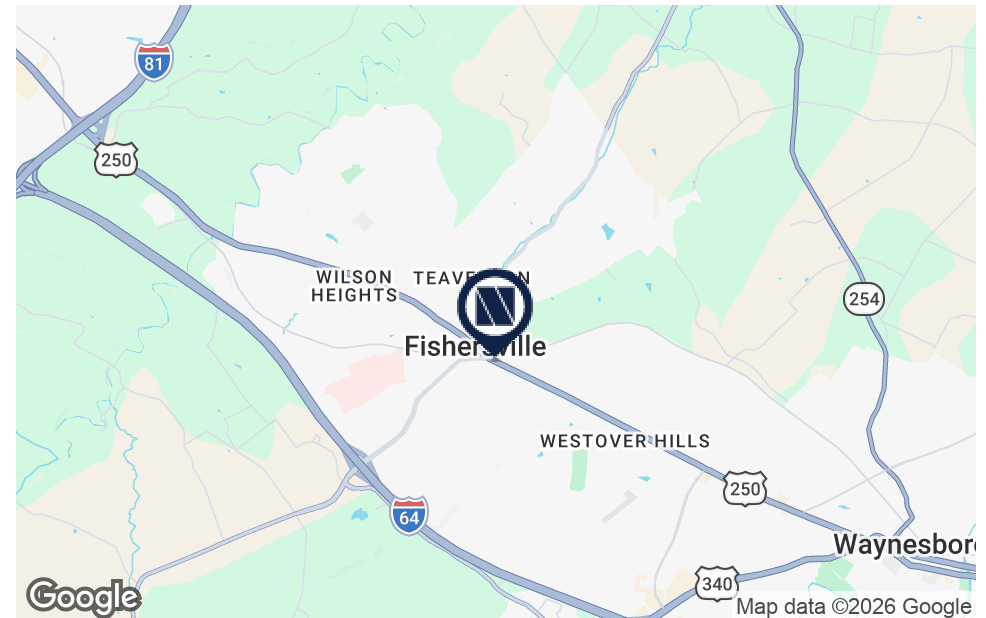
# PROPERTY SUMMARY

## RETAIL PADS IN FISHERVILLE

1885 Jefferson Hwy | Fishersville, VA 22939



**S.L. NUSBAUM**  
REALTY CO.



### OFFERING SUMMARY

Sale Price:	Contact Agents
Lot Size:	5 Acres
Available AC:	<b>OP 1:</b> 1.27 AC <b>OP 2:</b> 0.5 - 3.73 AC (Divisible)
Zoning:	GB

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	15,107	37,791	63,729
Daytime Population	21,019	43,947	74,418
Total Households	6,132	15,635	26,376
Average HH Income	\$96,347	\$85,332	\$83,739

### PROPERTY OVERVIEW

**New Retail Pads Available at the Entrance to a Large Residential Development**

### PROPERTY HIGHLIGHTS

- ±1 mile from Augusta Health General Hospital (255 Beds)
- 400'+ of frontage on Jefferson Hwy (16,000 VPD) with access to Tinkling Spring Rd (17,000 VPD)
- ±5 miles to Waynesboro; ±7.5 miles to Staunton; ±30 miles to Charlottesville
- Pad is stubbed with utilities with off-site stormwater management

# NEARBY RETAILERS

## RETAIL PADS IN FISHERVILLE

1885 Jefferson Hwy | Fishersville, VA 22939



S.L. NUSBAUM  
REALTY CO.



# LOCATION MAP

RETAIL PADS IN FISHERVILLE

1885 Jefferson Hwy | Fishersville, VA 22939



S.L. NUSBAUM  
REALTY CO.



# CONTACT INFORMATION

RETAIL PADS IN FISHERVILLE

1885 Jefferson Hwy | Fishersville, VA 22939



S.L. NUSBAUM

REALTY CO.



#### EMMA WILL

Associate  
C. 804.821.9042  
O. 804.508.7283  
ewill@slnusbaum.com

#### ANDREW THACKER

Vice President  
C. 804.357.6075  
O. 804.320.7600  
athacker@slnusbaum.com

#### LARRY AGNEW

Senior Vice President  
C. 804.882.5779  
O. 804.944.9262  
lagnew@slnusbaum.com

#### NATHAN SHOR

Senior Vice President | Partner  
C. 804.539.7404  
O. 804.944.2399  
nshor@slnusbaum.com

#### COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

[CLICK HERE TO LEARN MORE](#)

PROUD PARTNER

**XTEAM**  
RETAIL ADVISORS

[CLICK HERE TO LEARN MORE](#)

#### DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.