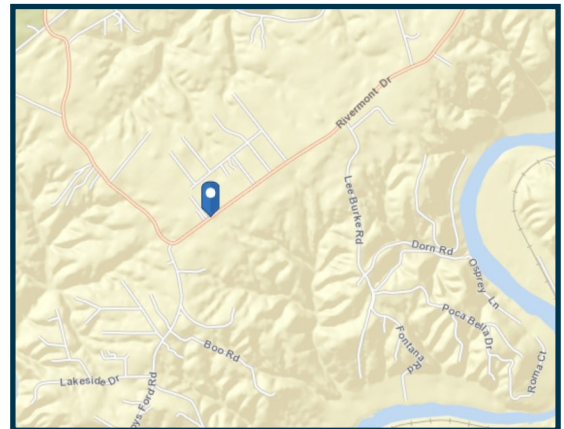




Convenience Store

235 Rivermont Drive Front Royal, VA 22630



FOR SALE - \$569,000

- Convenience store and gas station with loyal customer following
- Large retail space with walk-in coolers; equipment and merchandise conveyed
- Two gas tanks - 6000 & 8,000 gallons
- Lotto Tickets, and Wild Game Check-in Station
- Potential restaurant and party rental space
- MLS# WR9788950

Demographic Summary

	10 minute radius	20 minute radius
Population	6,954	32,029
Projected 5 year growth	.82	.75
Median Household Income	\$47,091	\$54,883
Median Age	41.3	41.3

For more information please contact:
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126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.