



COMMERCIAL DEVELOPMENT .48 ACRE LOT AT LIGHTED INTERSECTION

7790 MAIN STREET
MIDDLETOWN, VA 22605

William Nordman
Advisor/Associate Broker
540.535.0808
william.nordman@svn.com

Jim Guisewhite
Managing Director | Principal Broker
540.325.0572

Property Summary



OFFERING SUMMARY

Sale Price:	\$65,000
Lot Size:	0.48 Acres
Zoning:	B1
Market:	Northern Virginia
Submarket:	Middletown
Price / SF:	\$3.11

PROPERTY OVERVIEW

Vacant (.48 ac), commercially zoned lot (B1) at busy downtown corner in historic Middletown, Virginia. Lot is at the corner of Main Street and 1st Street, a lighted intersection. This property is across the street from the historic Wayside Inn that has been in continuous service since 1797. Property is within one mile of Lord Fairfax Community College on Rt 11 and just off of Interstate 81 at exit 302; Public water and sewer available at lot line. Electric and cable available at rear of property. This is a great opportunity at a very reasonable price. Rare find!

PROPERTY HIGHLIGHTS

- Zoned B1
- Vacant Lot at Lighted Intersection
- Public Water and Sewer at property line
- Highly visible location on busy Rt 11/Main St
- Across the street from the historic Wayside Inn

Additional Photos



Additional Photos

St, Middletown, VA 22645

Middletown

Tax ID 91B 1 B 14A

[Tax History](#)

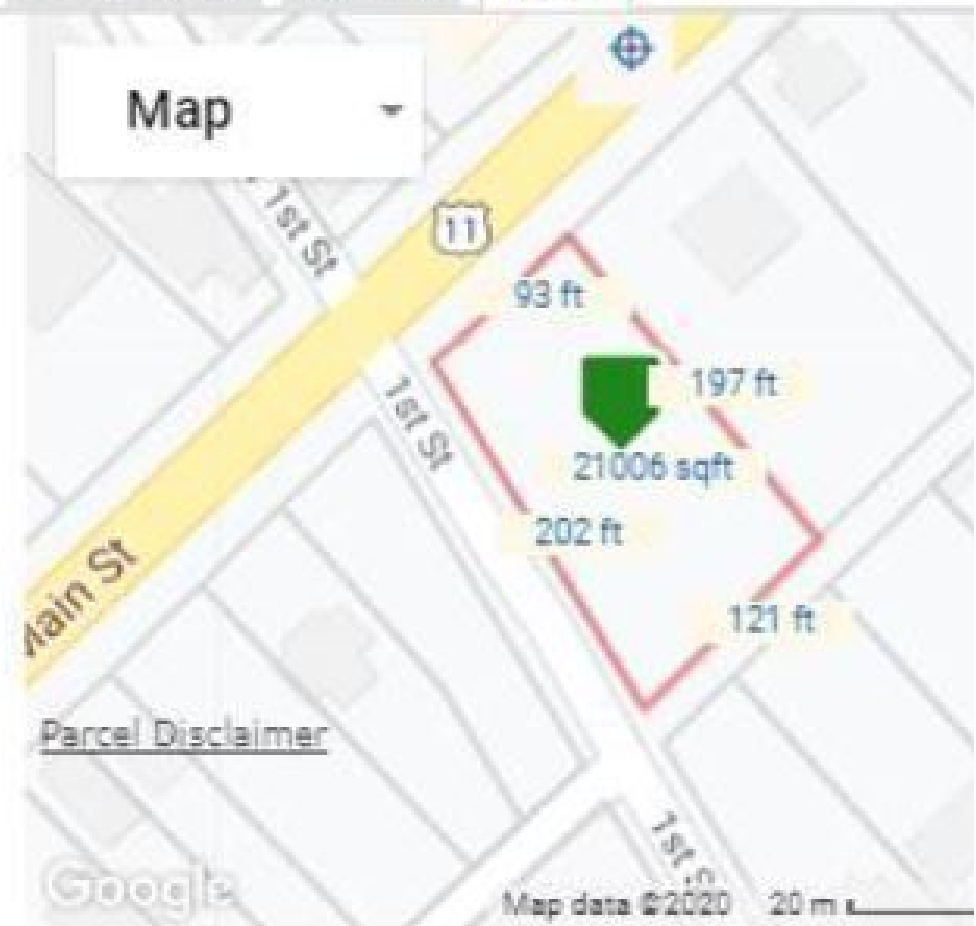
[Sale & Mortgage](#)

[Flood Report](#)

[Last Listing](#)

[History](#)

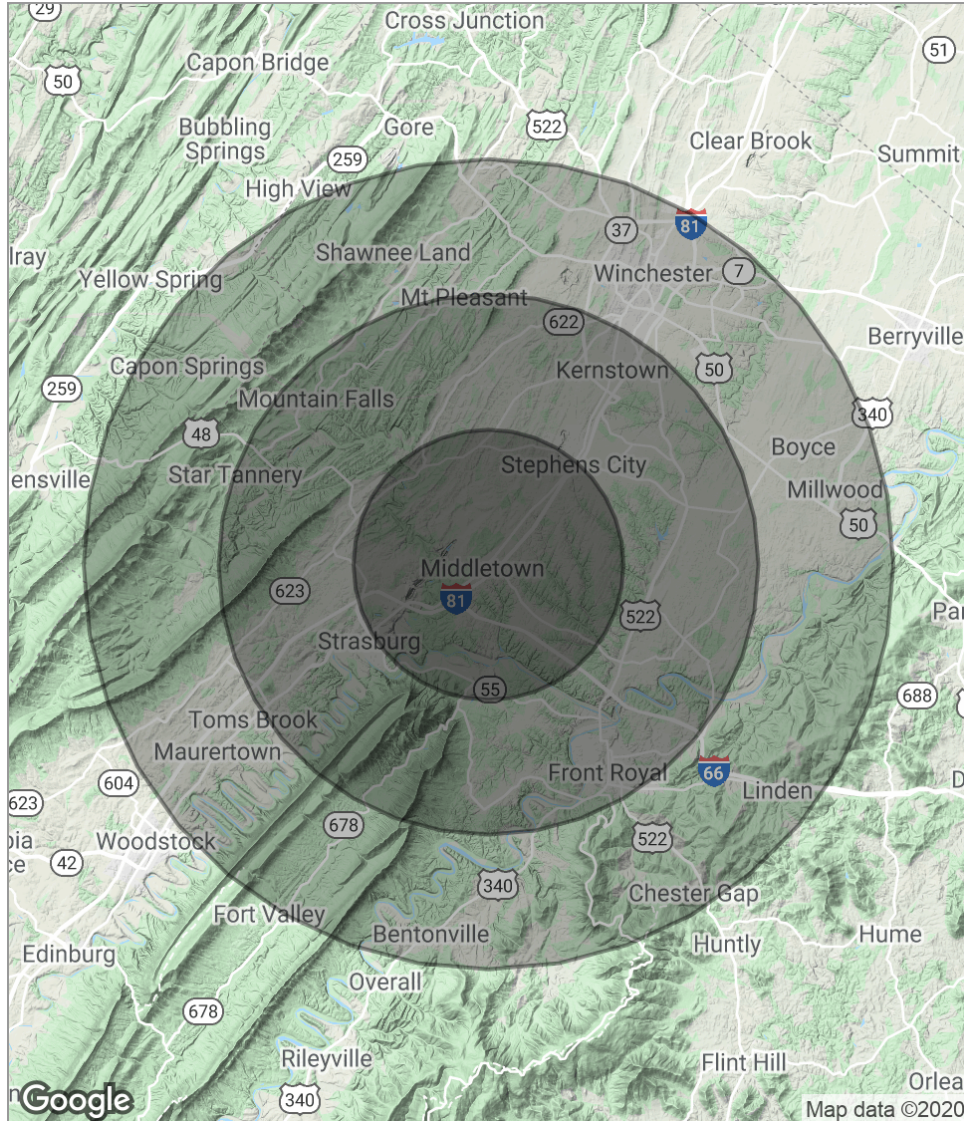
[Maps](#)



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	10,795	65,082	154,126
Median age	41.4	39.3	38.6
Median age [Male]	41.1	38.2	37.6
Median age [Female]	41.5	40.5	39.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	4,331	25,618	59,869
# of persons per HH	2.5	2.5	2.6
Average HH income	\$71,051	\$69,506	\$69,771
Average house value	\$263,823	\$261,517	\$292,077

* Demographic data derived from 2010 US Census