

GROUND LEASE or BUILD TO SUIT

1.47 Acres +/-



4842 - 4846 S. Amherst Hwy Madison Heights, VA

PROPERTY OVERVIEW

Great location at a signalized corner on S. Amherst Hwy (Bus. 29) in Madison Heights, VA. Over 200' of road frontage on S. Amherst Hwy (Bus. 29) and 315' on Mays St. Drive-thru capability. Currently, two means of ingress/egress.

- **33,000 Vehicles Per Day**
- **Zoned B - 2**



CBCREAD.COM

Ricky Read, CCIM
Principal Broker
O: 434.455.2285 x101 | C: 434.841.3659
ricky@realestatelynchburg.com

COLDWELL BANKER COMMERCIAL READ & CO. 101 Annjo Ct. | Forest, VA 24551 | 434.455.2285

Surrounding Businesses include:

Starbucks (new in 2023), Dunkin' Donuts (new in 2024), Cookout (new in 2024), Hardees, Arby's, KFC, Biscuitville, Waffle House, CVS, Jiffy Lube, Little Caesars, T-Mobile, Big Lots and Dollar General - 1/4 mile from this site, a 172 Acre Mixed Use Development is underway with plans for up to:
500 Apartment Units
250 Townhomes
250 Patio homes
100 Single Family homes

