

# Berryville Land Parcel

Intersection of Route 7 & 340 Berryville, VA 22611

Land For Sale



## PROJECT SIZE:

7.04 Acres

## AVAILABILITY:

Entire parcel (7.04 Acres) or a subdivided portion of same

## ABOUT THE PROPERTY:

Land located in Berryville, VA on Route 340 (Lord Fairfax Hwy) off Route 7 (Harry Byrd Hwy) with full access interchange. Adjacent to Martin's grocery and McDonalds. Can be sold in its entirety or can be subdivided for user. The seller is willing to do site work and infrastructure for QSRs. Site has been approved for Sunoco and 7Eleven.

## JOIN THESE RETAILERS:

**MARTIN'S**



[Click For Street View](#)

**John Marigliano**

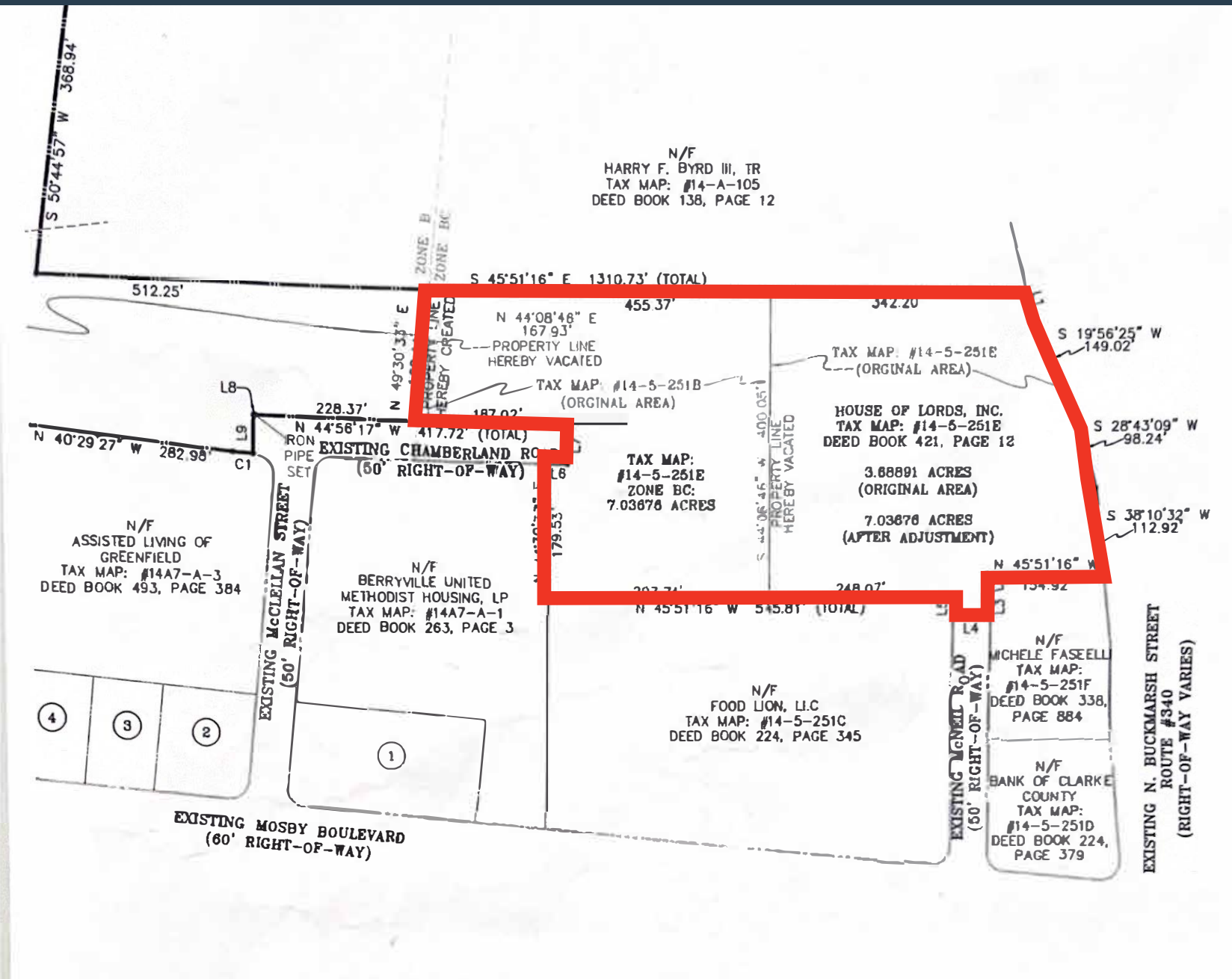
D | 571.765.4423

C | 301.775.4419

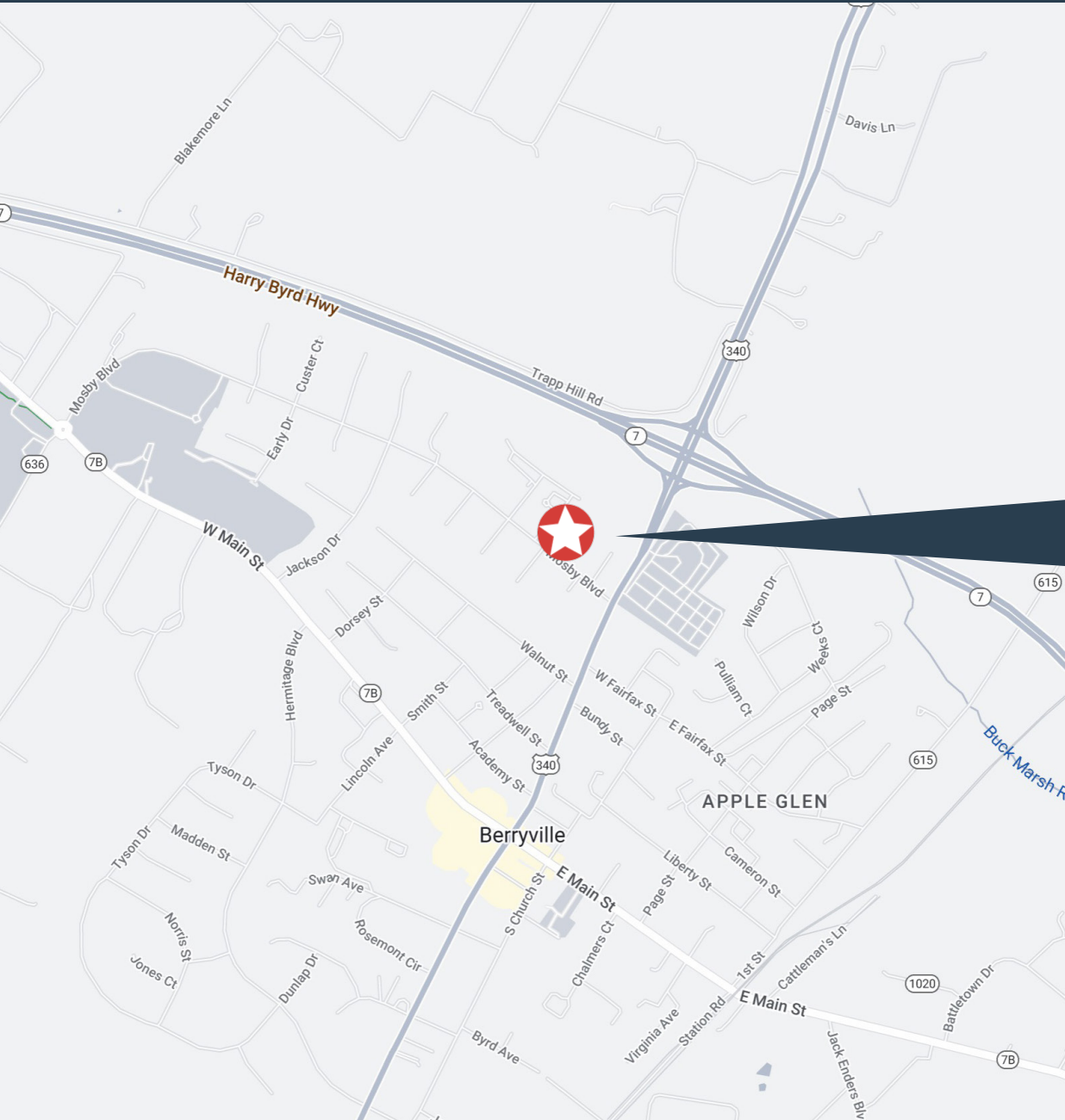
[jmarigliano@renaudconsulting.net](mailto:jmarigliano@renaudconsulting.net)



# Site Plan



# Location Map



## DEMOGRAPHICS

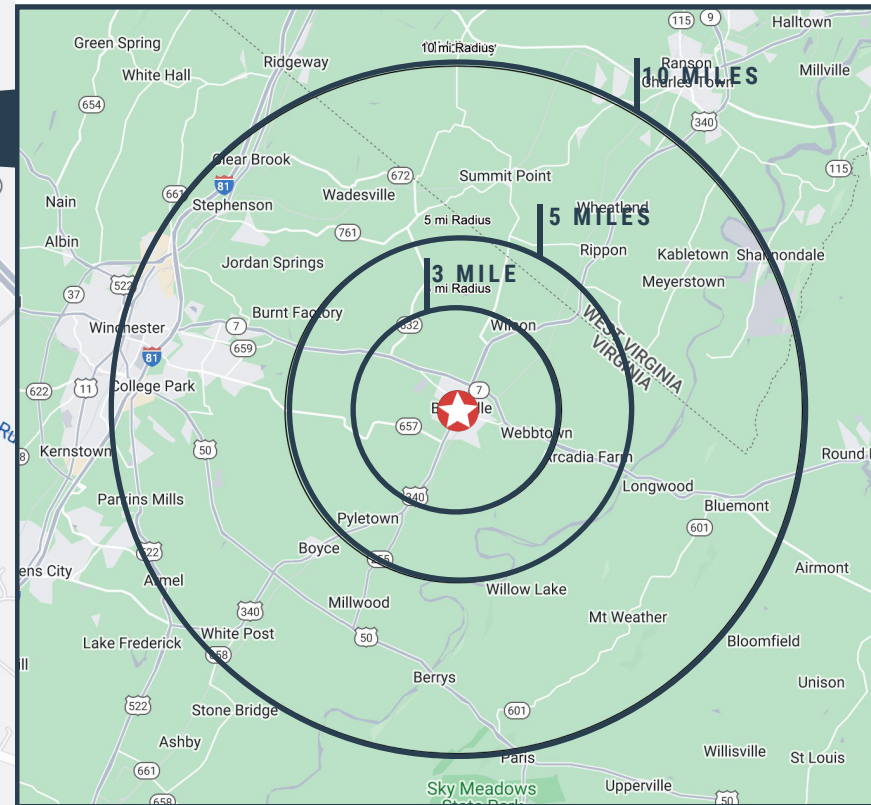
POPULATION AVG. INCOME DAYTIME EMP

	POPULATION	AVG. INCOME	DAYTIME EMP
1 mile	6,829	\$110,390	3,927
3 mile	9,912	\$121,430	4,332
5 mile	69,494	\$119,792	23,248

## TRAFFIC COUNTS

HARRY BYRD HWY ROUTE 7	27,536 ADT
LORD FAIRFAX HWY ROUTE 340	12,454 ADT
W MAIN ST	4,138 ADT

[CLICK FOR DEMOGRAPHIC REPORT](#)



# Competition Map

