

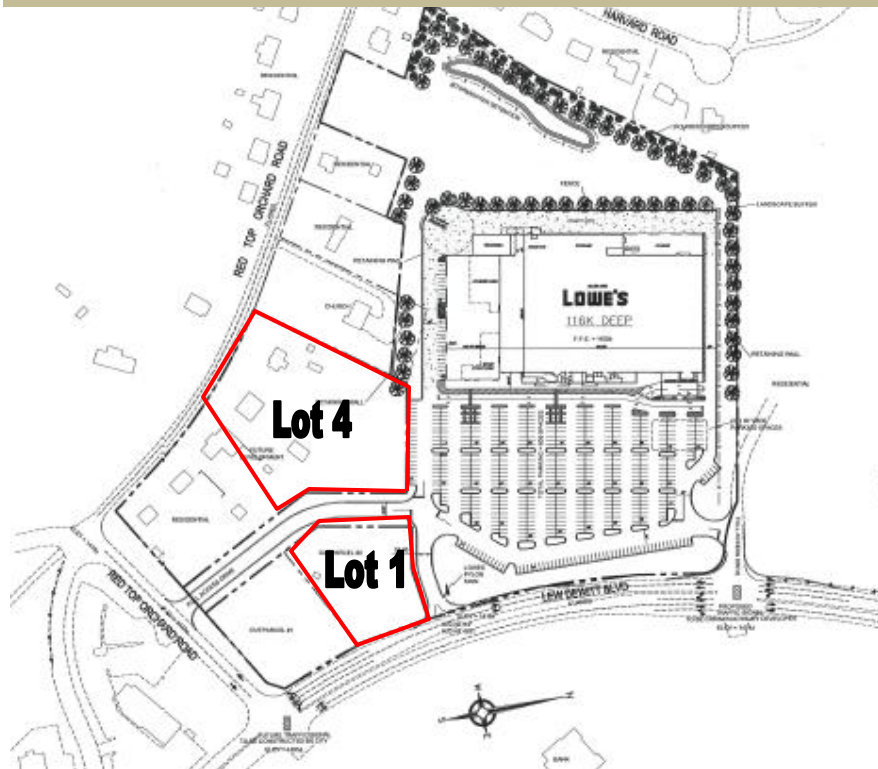
WAYNESBORO, VIRGINIA - COMMERCIAL PROPERTY



LEW DEWITT BLVD AND RED TOP ORCHARD RD, WAYNESBORO, VIRGINIA

SURVEY

- 2 Out Parcels for sale or lease in Waynesboro, Virginia.
- Lots are adjacent to Lowe's Home Improvement and across the street from Super Wal-Mart
- Lot #1 is 1.645 Acres
- Lot #4 is 3.223 Acres
- Rosser Ave. carries 28,000 ADT
- Lew Dewitt Blvd carries 15,000 ADT
- All sites have water and sewer.
- Located in Augusta County, Waynesboro sits just:
 - 12 Miles from Staunton
 - 32 Miles from Charlottesville
 - 63 Miles from Lynchburg



Venture Properties

PO Box 843 ~ Wilkesboro, NC 28697 ~ (336) 667-8000 ~ Fax (336) 667-8001

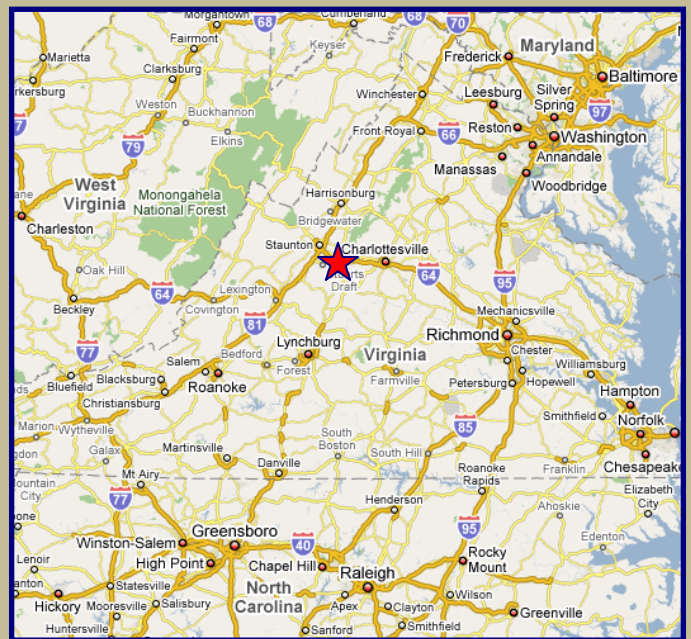
Aaron Edwards ~ (336) 667-8000 ext.18 ~ www.VPDevelopment.com

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Demographic Summary / Population (2011)			
Town of Waynesboro, VA	22,039		
Total Augusta County	70,910		
	1 Mile	3 Mile	5 Mile
POPULATION	2,015	19,999	36,642
Employees (16+) *	943	8,693	15,985
% Employed *	96.3%	95.3%	94.9%
HOUSEHOLDS			
Total Households	817	7,481	13,187
Median Home Value*	\$154,907	\$106,461	\$99,913
Average HH Income	\$93,087	\$63,140	\$57,365



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