

COMMERCIAL REAL ESTATE

LAND & BUILDING

3320 SQ FT ON 1.14 ACRES | FLEXIBLE C-1 ZONING | 12,000 VPD ON N. MAIN STREET
631 N. MAIN STREET, KILMARNOCK, VA 22482 | WWW.631NMAIN.COM



MORE INFO HERE



COBBLESTONE
REALTY

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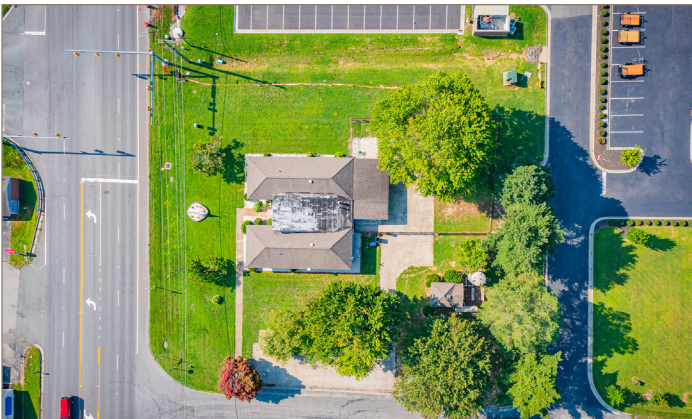
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High Traffic Corridor on Main Street in Lancaster County

Space Type:	Land and Building, For Sale		
Asking Price:	\$1,259,184*		
DEMOGRAPHICS	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population:	~3,150	~7,000	~15,000
Media HH Income:	\$55K-\$60K	\$58K-\$62K	\$60K-65K
Households:	~1,550	~3,300	~7,200
Homeownership (Owner-Occupied):	62-65%	65-68%	68-70%
Median Age:	~61-63	~60-62	~58-60
Age 65+:	~45-50%	~40-45%	~38-42%
Median Home Value:	~\$325K-\$380K		
Seasonal/Second Homes:	Moderate to high (water influence)		
Age Distribution:	Under 18	Ages 18-64	Ages 65+**
	12-18%	40-48%	38-50%
	**Senior-heavy population drives demand for medical, pharmacy, financial services, and essential retail.		
Traffic & Commute:	• Average Commute: 13-15 minutes • Primary Corridors: N. Main Street (VA-3), Irvington Road, Chesapeake Drive • Key Anchors: Food Lion, Walmart, Rapphannock General Hospital, CVS, Truist, Ace Hardware		
Summary:	The trade area surrounding 631 N. Main Street offers a stable, older, service-driven consumer base with strong demand for healthcare, essential retail, and hospitality. This demographic profile supports neighborhood-scale commercial development and investor confidence.		

* Building priced at \$225/SF (\$762,300) and the site at \$10/SF (\$496,884)



Information wherein deemed accurate but not guaranteed. Facts of importance should be verified by Purchaser(s).



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