

RETAIL DEVELOPMENT OPPORTUNITY

7518 Plantation Rd | Hollins, VA 24019



Retail Development
Opportunity

•
Zoned - Residential

•
1.97 AC

•
Interstate Accessibility

•
Price: \$1,100,000



Growing Retail Corridor

• Versatile Development Opportunity

• Substantial Lot Size

LET'S CONNECT

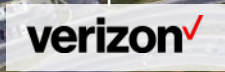
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JOIN NEARBY RETAILERS





PLANTATION RD - 12,000 VPD

WILLIAMSON RD - 11,000 VPD

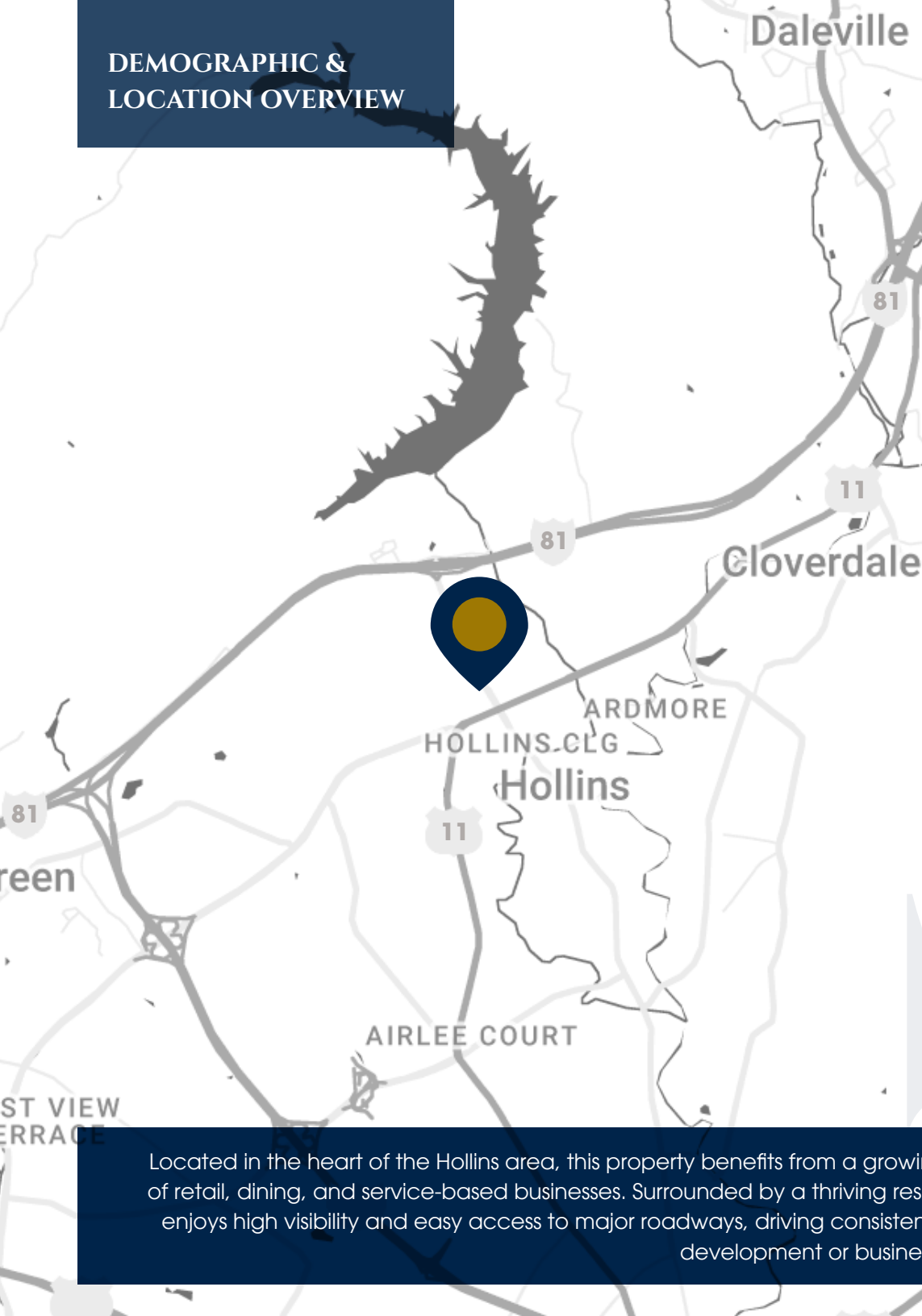


| BUSINESS SUMMARY | 5-MINUTE DRIVE TIME | 10-MINUTE DRIVE TIME | 15-MINUTE DRIVE TIME |
|--|------------------------|-------------------------|-------------------------|
| Total Businesses | 465 | 1,983 | 5,482 |
| Total Employees | 7,442 | 30,479 | 79,650 |
| Total Population | 10,499 | 46,104 | 113,057 |
| Employee/Population Ratio (per 100 Residents) | 71 | 66 | 70 |



DEMOGRAPHIC & LOCATION OVERVIEW

7518 Plantation Rd | Hollins, VA 24019



| 2024 SUMMARY | 5-MINUTE DRIVE TIME | 10-MINUTE DRIVE TIME | 15-MINUTE DRIVE TIME |
|--------------------------|------------------------|-------------------------|-------------------------|
| Population | 10,499 | 46,104 | 113,057 |
| Average Household Size | 2.34 | 2.35 | 2.30 |
| Median Age | 42.9 | 41.3 | 39.9 |
| Average Household Income | \$88,360 | \$81,150 | \$77,309 |

| 2029 SUMMARY | 5-MINUTE DRIVE TIME | 10-MINUTE DRIVE TIME | 15-MINUTE DRIVE TIME |
|--------------------------|------------------------|-------------------------|-------------------------|
| Population | 10,616 | 46,321 | 113,533 |
| Average Household Size | 2.33 | 2.34 | 2.29 |
| Median Age | 43.6 | 42.3 | 41.0 |
| Average Household Income | \$100,399 | \$93,276 | \$88,416 |



113,057

total population
within 15-minute
drive time



\$88,360

avg. household
income within
5-minute drive
time

Located in the heart of the Hollins area, this property benefits from a growing and well-established commercial corridor that supports a mix of retail, dining, and service-based businesses. Surrounded by a thriving residential community with strong household incomes, the property enjoys high visibility and easy access to major roadways, driving consistent consumer traffic and making it an attractive location for new development or business expansion.