

# FULLY APPROVED 1.98 ACRE SITE FOR SALE

Parkcrest Dr | Hardy, VA 24101



JOHNSON | KELLEY  
COMMERCIAL REAL ESTATE

1.98 AC

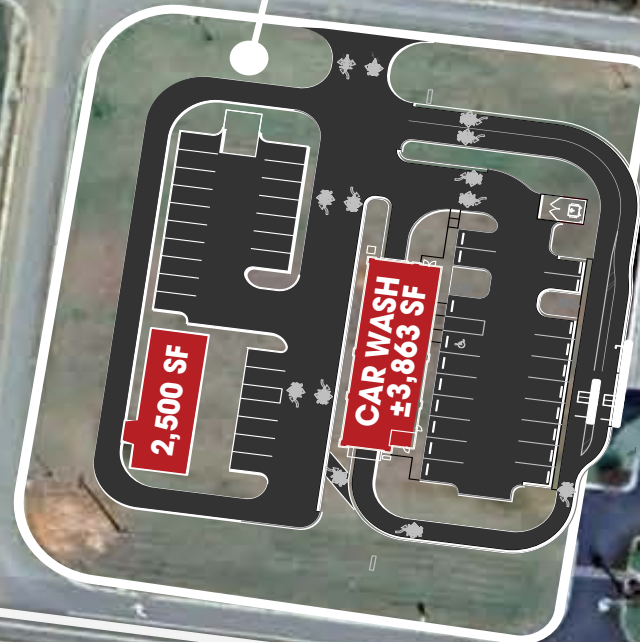
Fully Approved Site & Building Permits for a 1.98 Acre Parcel, Including Car Wash with Franklin County

Approved Utilization of Existing Offsite Stormwater Pond for the Entire Site

Full Approval for Public Water & Sanitary Sewer Connections

Price: \$1,700,000

1.98 ACRES  
AVAILABLE



Fully Approved Site and Building Permits • Surrounding National Retailers

## LET'S CONNECT

Jessica Johnson Kelley, CCIM  
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540.510.W.I.R.E. (9473)  
www.johnsonkelleycre.com



111

total businesses  
within 5-minute  
drive time



\$124,681

avg. household  
income within  
5-minute drive  
time

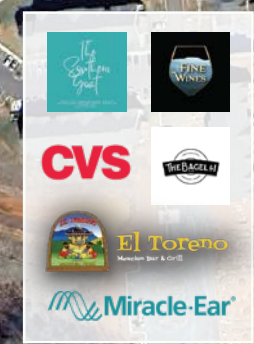
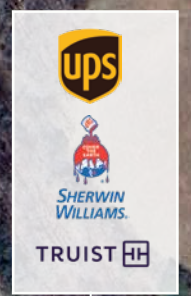
## JOIN NEARBY RETAILERS







**AVAILABLE:  
1.98 AC**



**MOREWOOD RD**



**(BOOKER T. WASHINGTON HWY 17,000 VPD)**



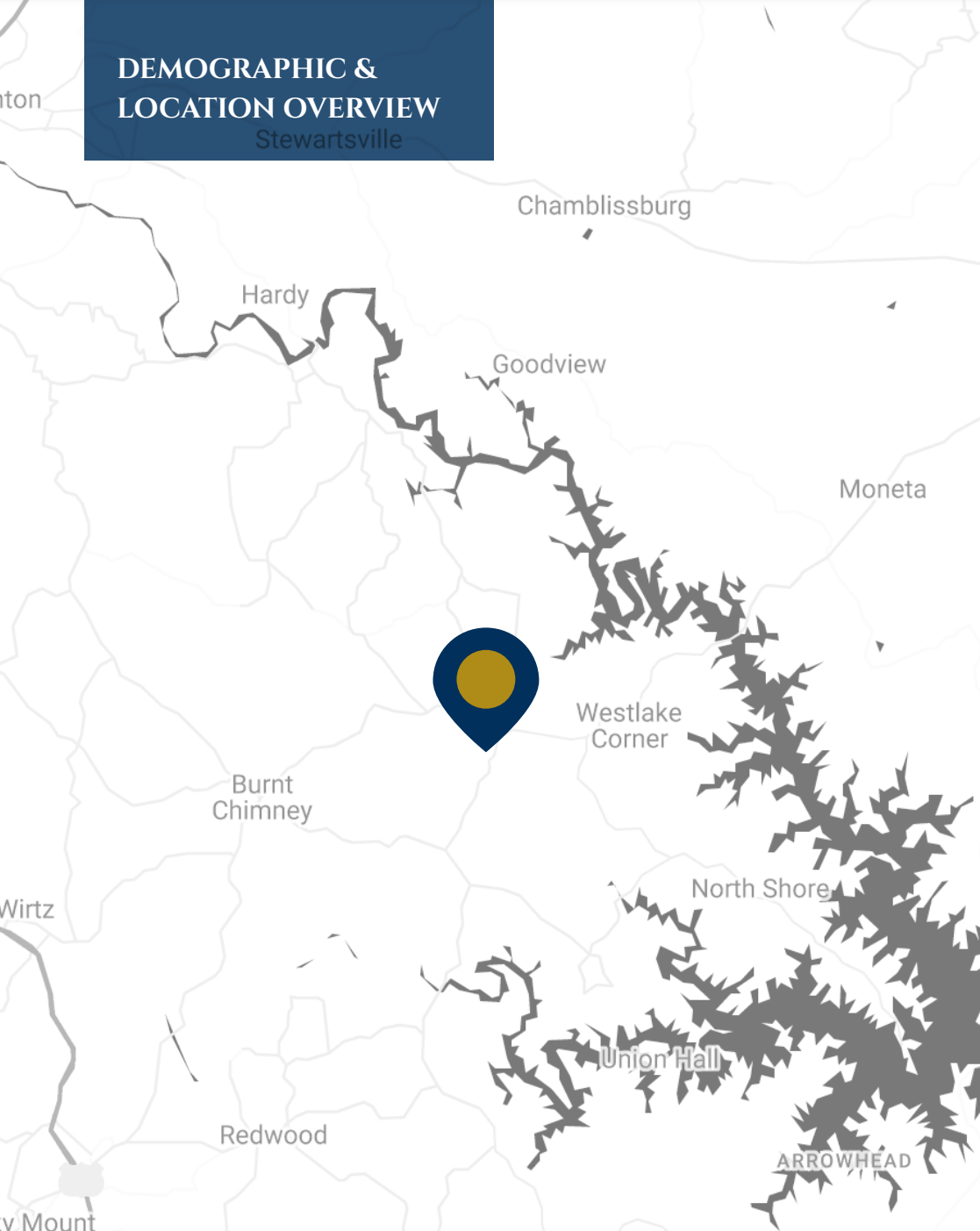
BUSINESS SUMMARY	5-MINUTE DRIVE TIME	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME
Total Businesses	111	170	155
Total Employees	771	1,160	989
Total Population	292	2,496	6,752
Employee/Population Ratio (per 100 Residents)	264	46	15



## DEMOGRAPHIC & LOCATION OVERVIEW

Stewartsville

Parkcrest Dr | Hardy, VA 24101



### 2024 SUMMARY

	5-MINUTE DRIVE TIME	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME
Population	292	2,496	6,752
Average Household Size	2.01	2.37	2.36
Median Age	60.7	55.8	54.1
Average Household Income	\$124,681	\$119,508	\$116,333

### 2029 SUMMARY

	5-MINUTE DRIVE TIME	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME
Population	307	2,560	6,841
Average Household Size	1.99	2.35	2.34
Median Age	61.9	56.6	54.8
Average Household Income	\$141,691	\$137,507	\$134,711



**6,752**

total population  
within 15-minute  
drive time



**\$124,681**

avg. household  
income within  
5-minute drive  
time

This established commercial area supports a vibrant and prosperous residential community. With above-average household incomes and convenient access to key transportation routes, the location attracts steady consumer traffic, offering an ideal setting for retailers and businesses seeking growth and visibility.