



FREESTANDING RETAIL

63 MARKET STREET | PALMYRA, VIRGINIA 22963

FOR
SALE

**INVESTMENT
OPPORTUNITY!**

TENANT IN PLACE
UNTIL 12/31/2031



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 100% leased to Hometown Grill, an established family-friendly diner serving breakfast, lunch, and dinner. LXD 12/31/2031
- Positioned near Route 15, a major north-south artery, the property serves as a high visibility gateway for regional traffic
- Located near the Lake Monticello community, providing a consistent nearby customer base
- Ample parking designed to accommodate high-volume retail or professional use
- Positioned in a high-activity trade area adjacent to national brands like Food Lion, Tractor Supply Co, and Dollar General

BUILDING SIZE:	3,936 SF ±
LOT SIZE:	.52 ACRES ±
TRAFFIC:	6,200 ADT (RT. 600)
YEAR BUILT:	2009
ZONING:	R-3 (RESIDENTIAL)
SALE PRICE:	NEGOTIABLE



GOOGLE STREET VIEW



LOCAL TRADE AREA



LAKE MONTICELLO



600

53

UVA COMMUNITY CREDIT UNION
EIA
FOOD LION

PAPA JOHN'S
DUNKIN'
goodwill
Vita Parry's

BUNKER BISTRO
Lake Monticello GOLF CLUB

Wahoo's

SITE

TSC TRACTOR SUPPLY CO.

DOLLAR GENERAL
CVS

15

53

600



DEMOGRAPHICS

2025

RADIUS:

5 MILES

10 MILES

15 MILES

RESIDENTIAL POPULATION



16,715

37,543

131,421

DAYTIME POPULATION



12,615

29,450

150,458

AVERAGE HOUSEHOLD INCOME



\$127,958

\$134,502

\$124,220

NUMBER OF HOUSEHOLDS



6,684

14,573

52,616

MEDIAN AGE

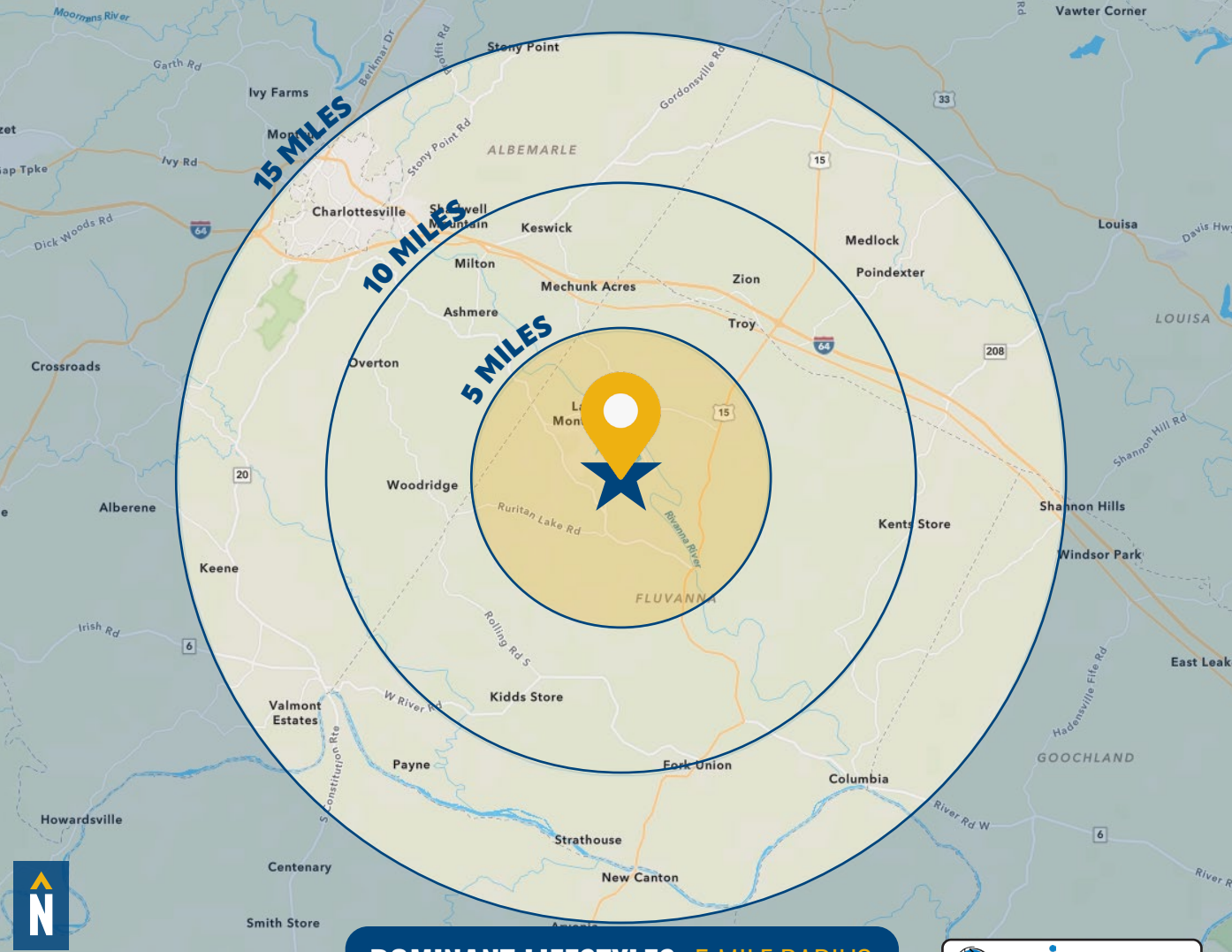


45.4

45.7

36.2

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 5 MILE RADIUS

[esri MORE INFO](#)

37% ROOM TO ROAM



MEDIAN

AGE: 46.2

HH INCOME: \$99,689

Married couples, often without children, form most households, with more than half aged 55 and older. Self-employment is notable. They like to cook, bake, read, walk their dogs, and maintain their properties.

27% CLASSIC COMFORT



MEDIAN

AGE: 40.2

HH INCOME: \$88,893

Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

15% BURBS AND BEYOND



MEDIAN

AGE: 51.1

HH INCOME: \$119,769

Nearly half of this population is aged 55 or above, and most households are composed of married couples without children, with incomes typically middle- to upper-tier. They tend to frequent fine dining establishments.

FOR MORE INFO **CONTACT:**



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