

RESTAURANT READY

# QSR/Fast Food Opportunity

6 Lodge Lane, Verona, Virginia 24482

## Lodge Lane Overview

Former Wendy's location in Verona, Virginia! Exit 227 off I-81. 59,000 ADT! 2,014 SQ FT. Connected to 7-11! Tremendous Pylon Signage Available. Drive-Thru available! Located next to the Factory Antique Mall, the largest antique mall in America at 140,000 SF. Located just outside of Staunton, Virginia.

## Quick Facts

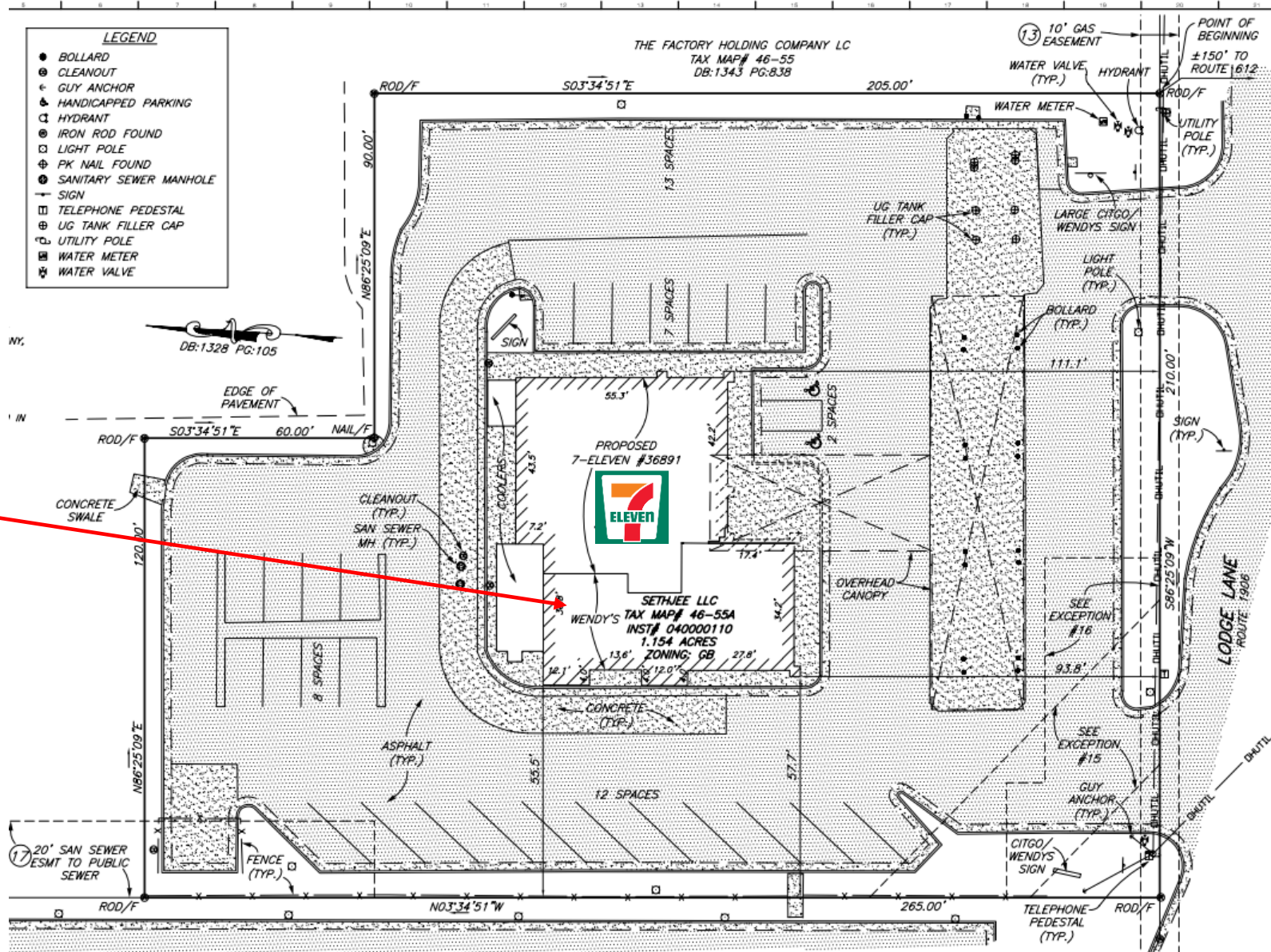
|                     |             |
|---------------------|-------------|
| <b>Availability</b> | Immediate   |
| <b>Size</b>         | 2,014 sq ft |
| <b>Rental Rate</b>  | Negotiable  |



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# Site Plan



# Exterior Photos



Lodge Lane

6 Lodge Lane, Verona, Virginia 24482



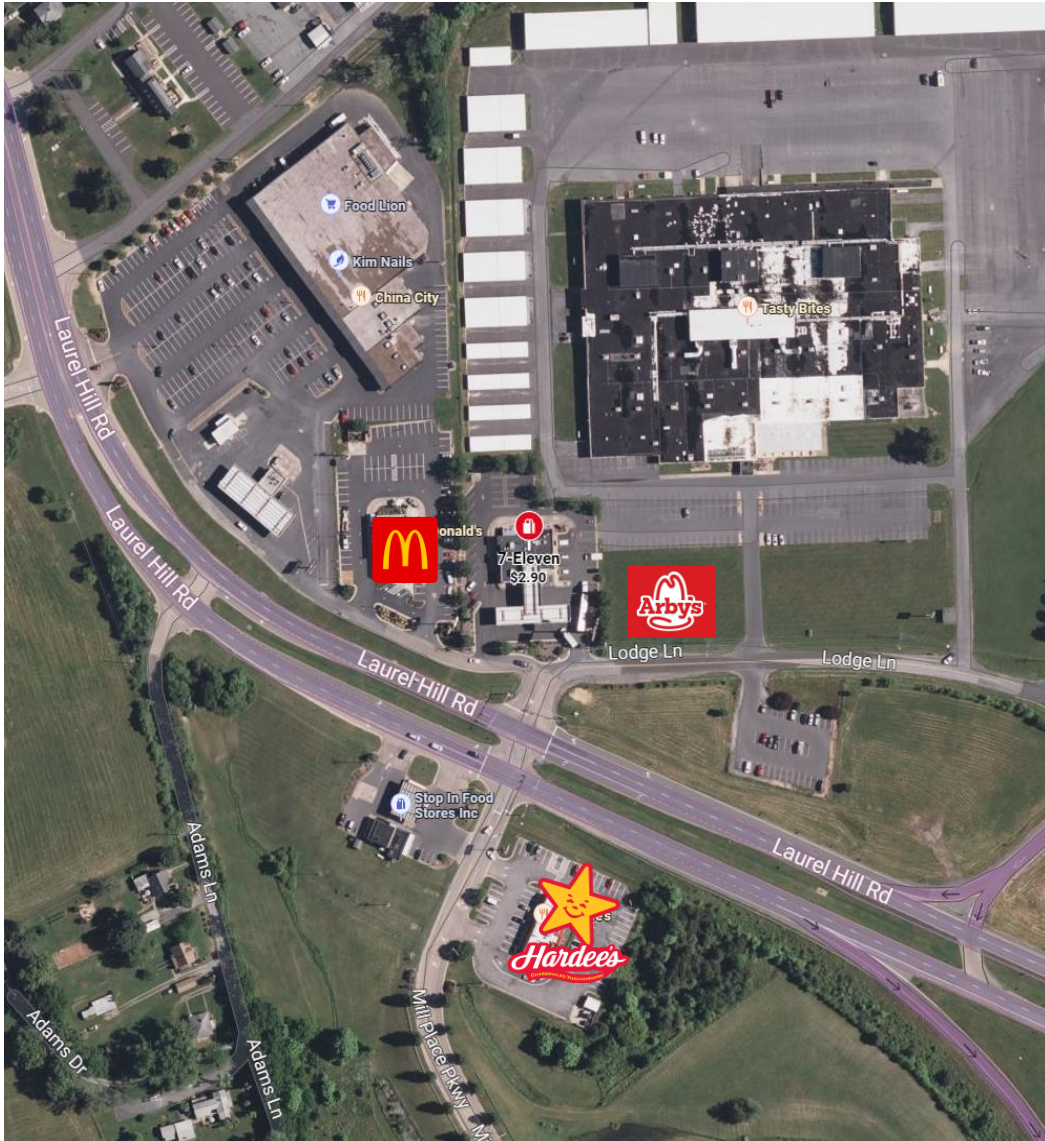
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# Interior Photos



Lodge Lane 6 Lodge Lane, Verona, Virginia 24482

# Aerial Photos



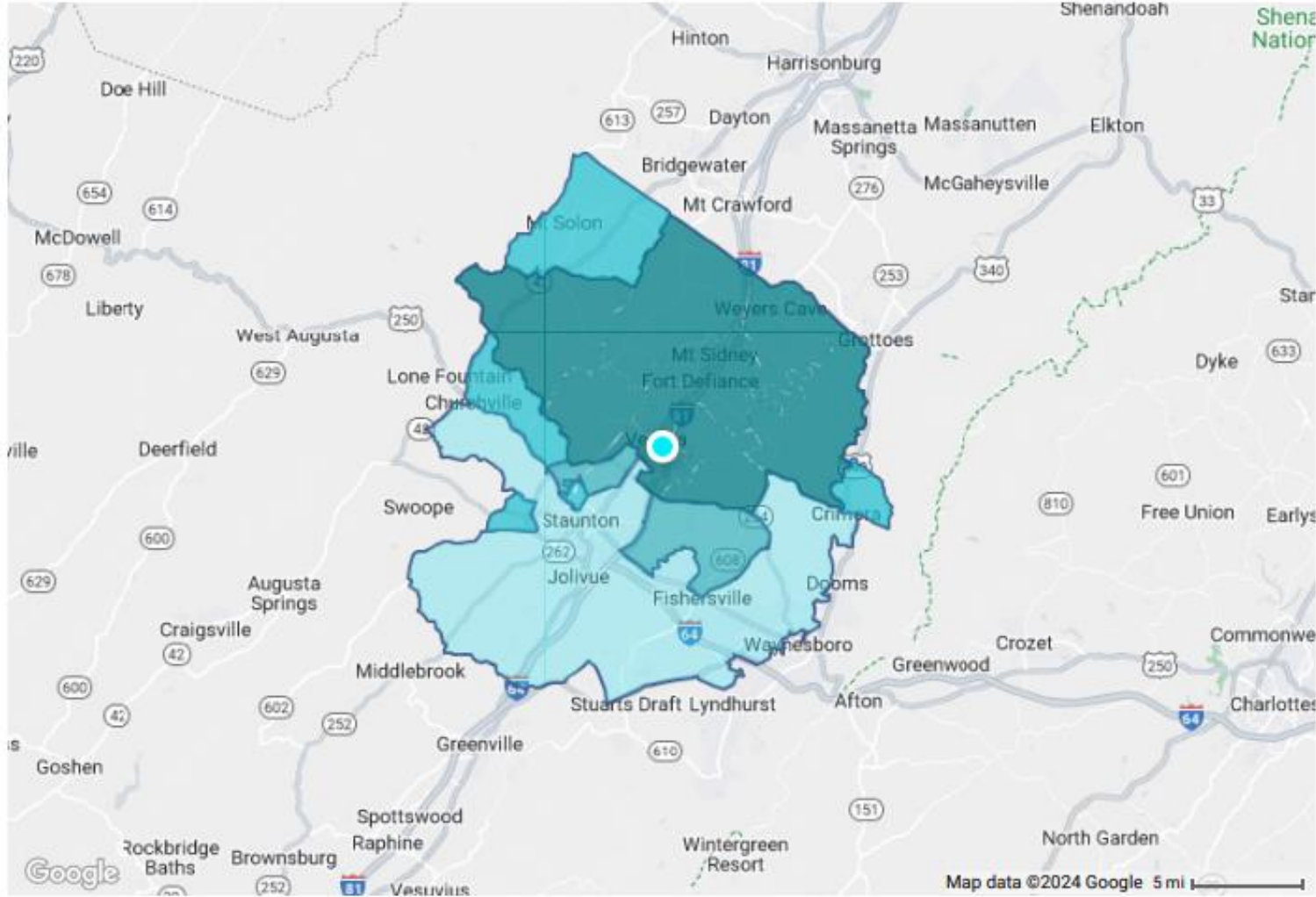
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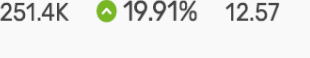



# Trade Area Map








## TRADE AREA KEY



# Trade Area News

|  | STORE SIZE ↓ | DEFAULT RANK                        | VISITS  | 2021%Δ   | FREQ  |
|--|--------------|-------------------------------------|---|--|-------|
|  Food Lion                   | 39.1K        | 52 of 266<br>Total Visits in State  | 735.4K  9.3%   |  | 22.28 |
|  Shell Oil                   | 2.3K         | 163 of 335<br>Total Visits in State | 251.4K  19.91% |  | 12.57 |
|  Virginia Alcoholic Bever... | 2K           | 232 of 306<br>Total Visits in State | 60.1K  23.98%  |  | 13.46 |

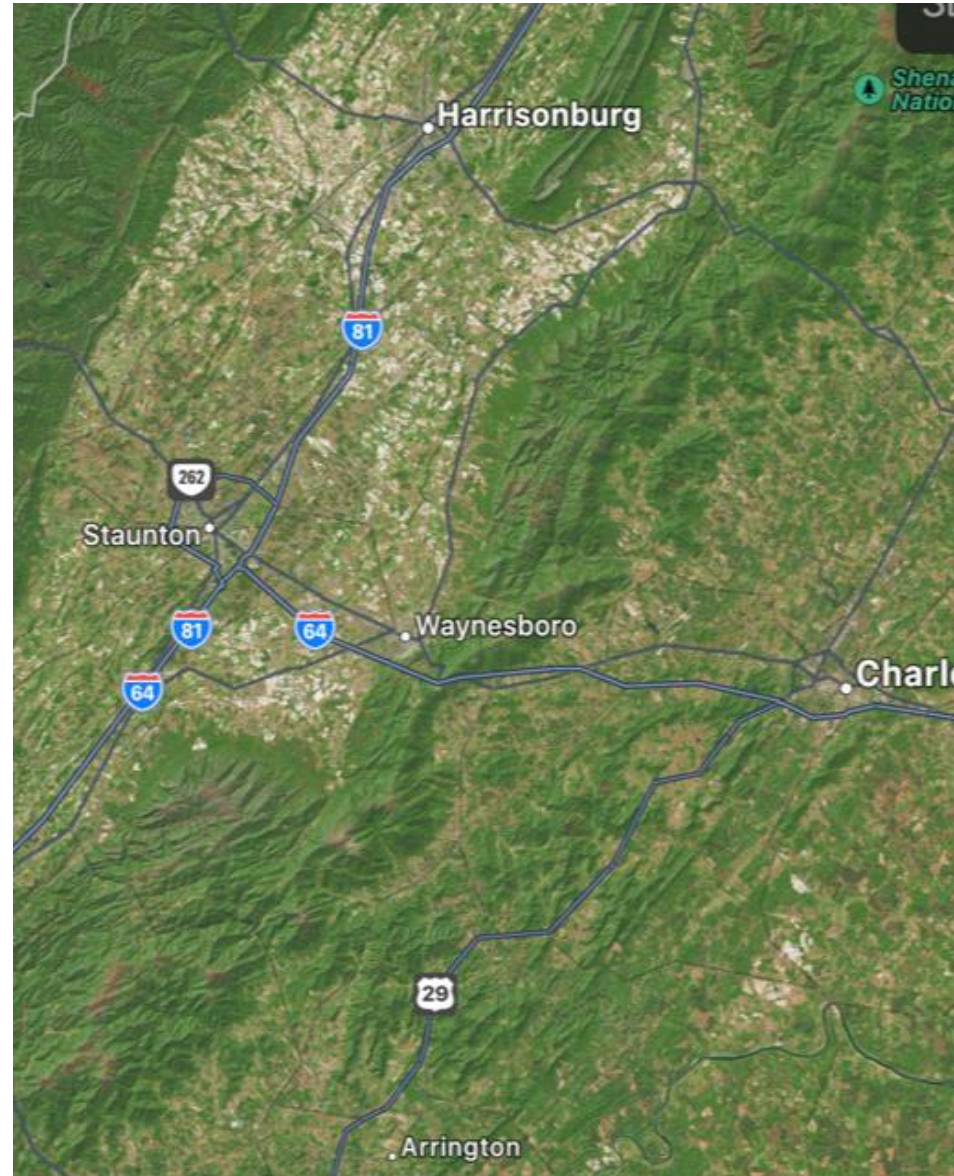
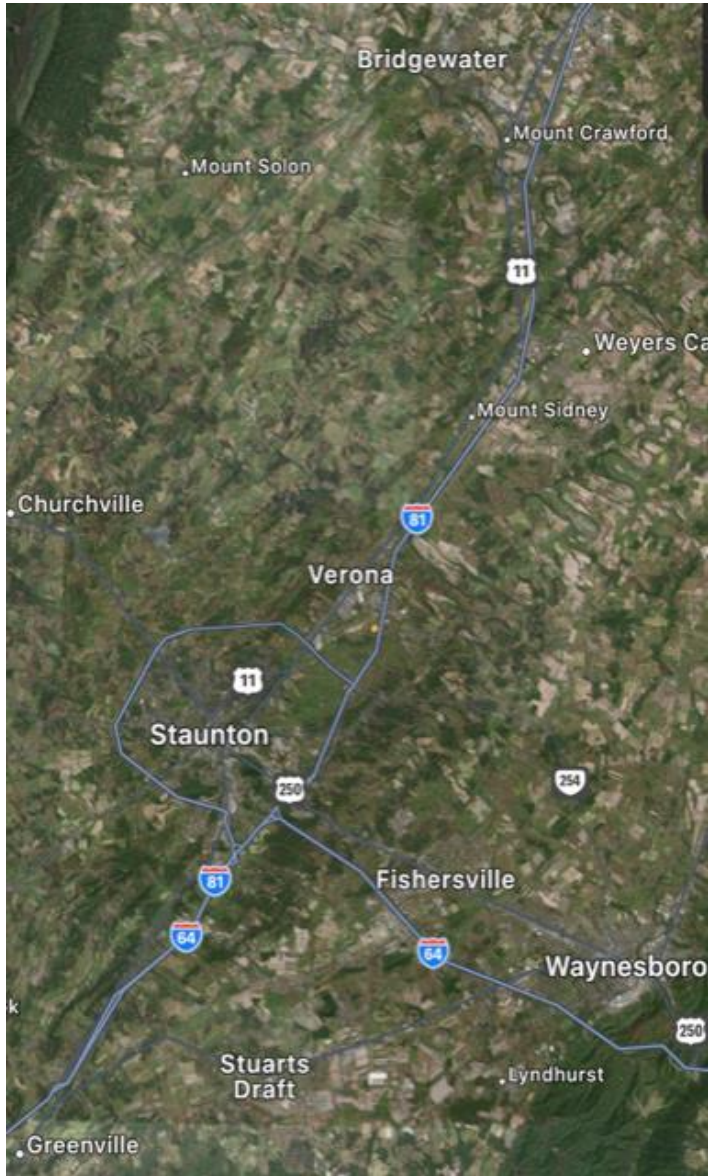
- Nearby Food Lion is ranked in the top 20% in visitor ranking in Virginia - 52<sup>nd</sup> out of 266 stores.
- Nearby Food Lion anchor center has 1.1 million annual visitors (15% increase from prior year).

|  | INDUSTRY     | AVG STORE SIZE | AVG VISITS | % OF SHARED CUSTOMERS ↓ | TOTAL SHARED CUSTOMERS | AVG FREQ OF SHARED CUSTOMERS | DISTANCE |
|--|--------------|----------------|------------|-------------------------|------------------------|------------------------------|----------|
|  McDonald's US<br>15 locations | Restaura...  | 4.4K           | 767.8K     | 59%                     | 29.8K                  | 13.57                        | 0.08mi   |
|  Food Lion<br>9 locations      | Grocery      | 38.6K          | 609.3K     | 56.43%                  | 28.5K                  | 21.28                        | 0.01mi   |
|  BP<br>22 locations           | Convenie...  | 2.6K           | 299.4K     | 49.44%                  | 25K                    | 11.67                        | 0.63mi   |
|  Walmart<br>6 locations      | Grocery, ... | 139.5K         | 2M         | 48.92%                  | 24.7K                  | 20.06                        | 4.92mi   |
|  GoMart<br>6 locations       | Convenie...  | 2.9K           | 400.3K     | 47.68%                  | 24.1K                  | 13.97                        | 0.63mi   |



The Factory Antique Mall

# Area Maps





# Interested?

Contact:

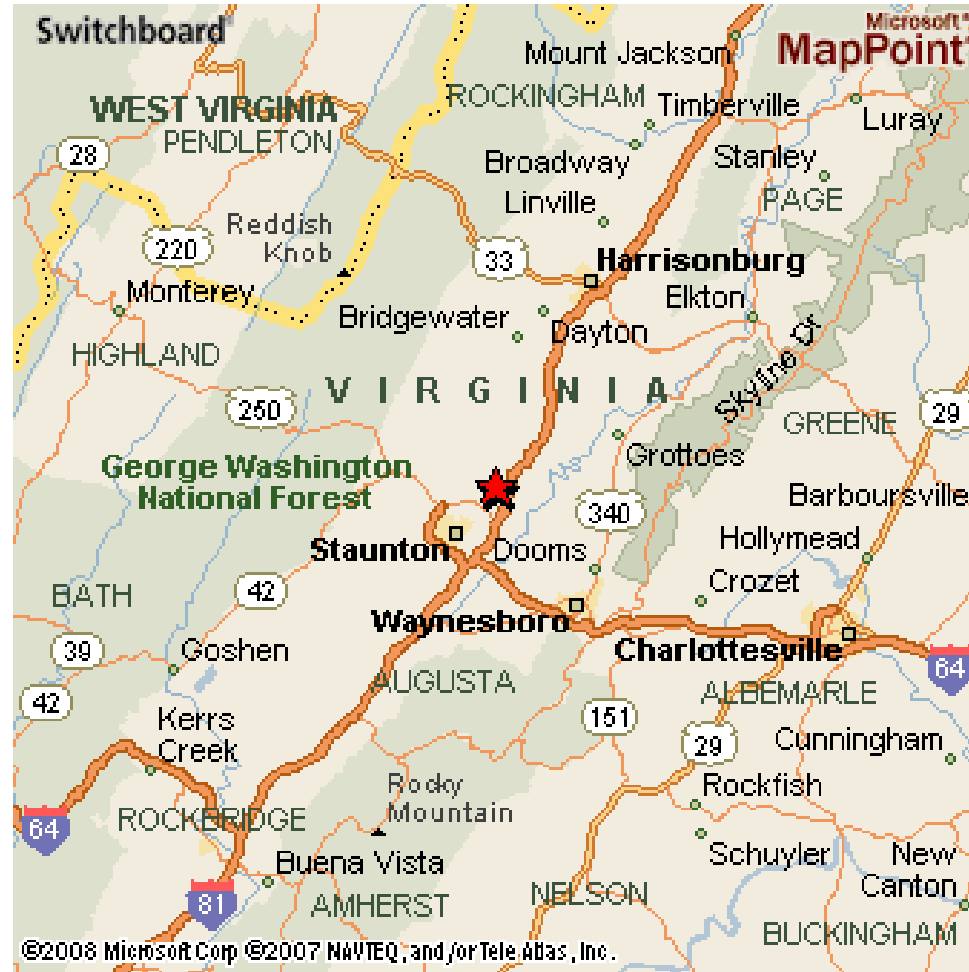
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Exit 227 off I-81

