



FOR SALE

# 6460 DOMINION RACEWAY

WOODFORD, VIRGINIA 22580

6460 DOMINION RACEWAY



DOMINION RACEWAY AVE.

SHEETZ



THORNBERG  
EXIT 11B

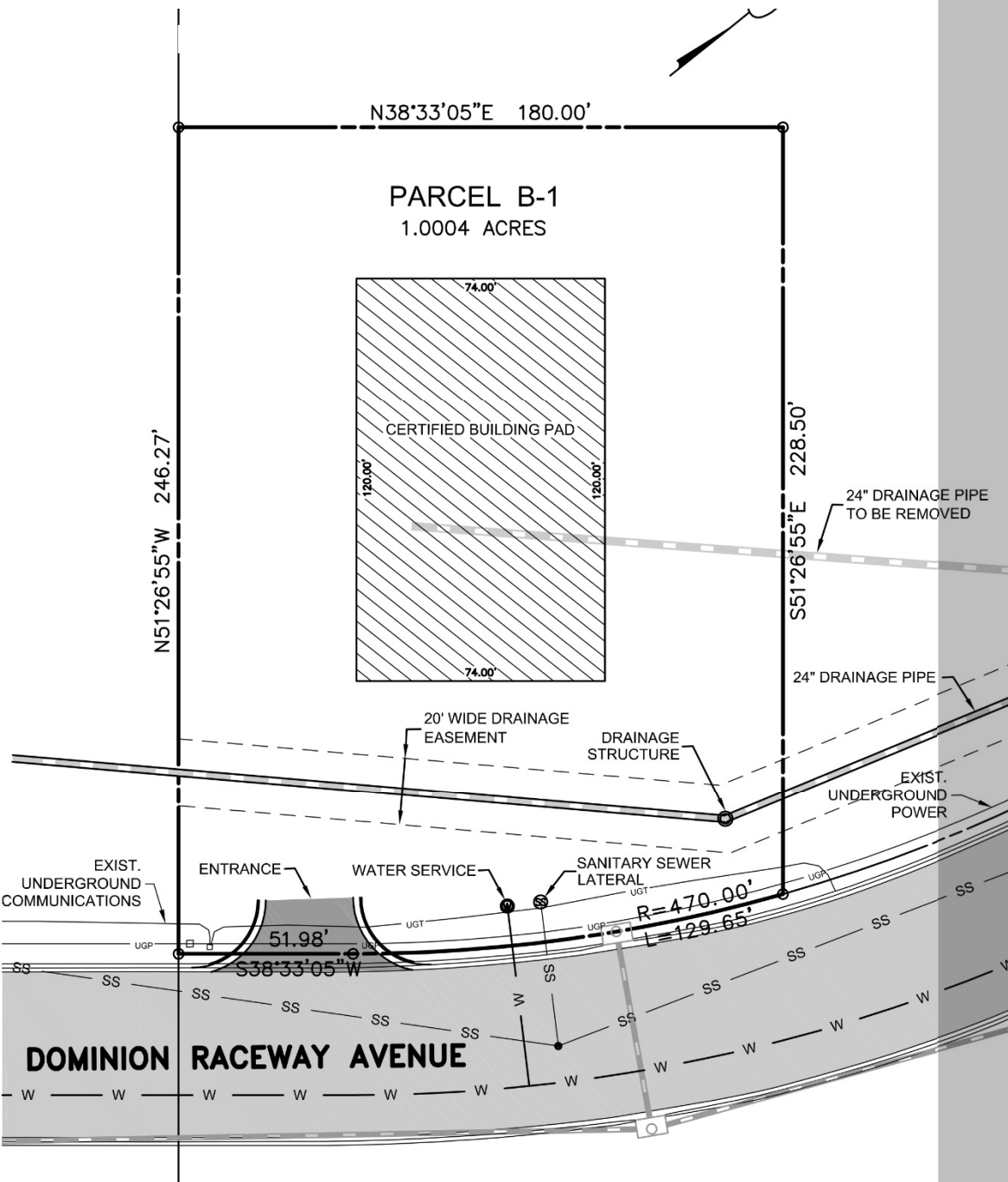
1.0 ACRES FOR SALE



THALHIMER

# PROPERTY HIGHLIGHTS

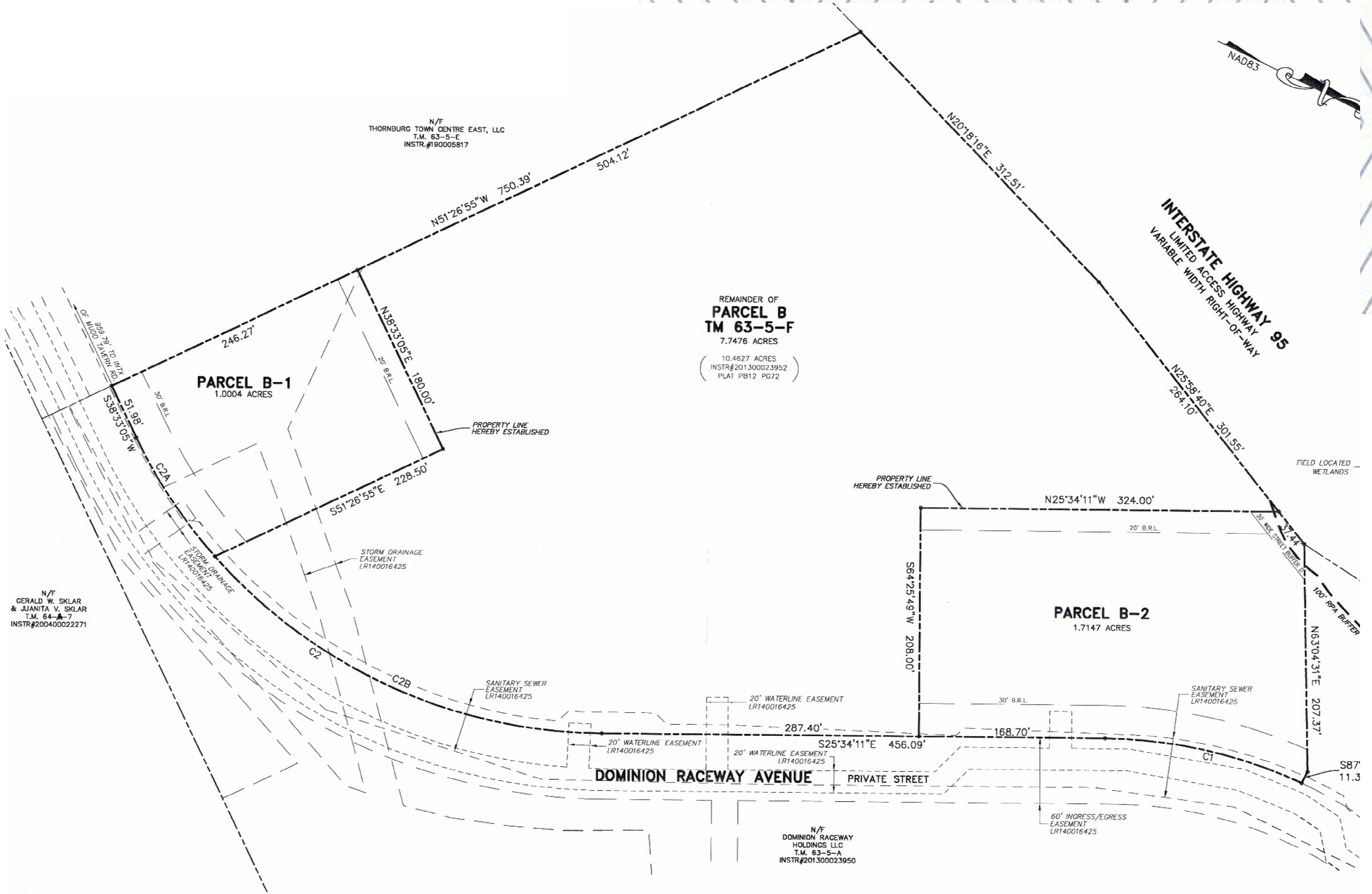
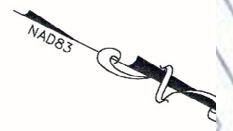
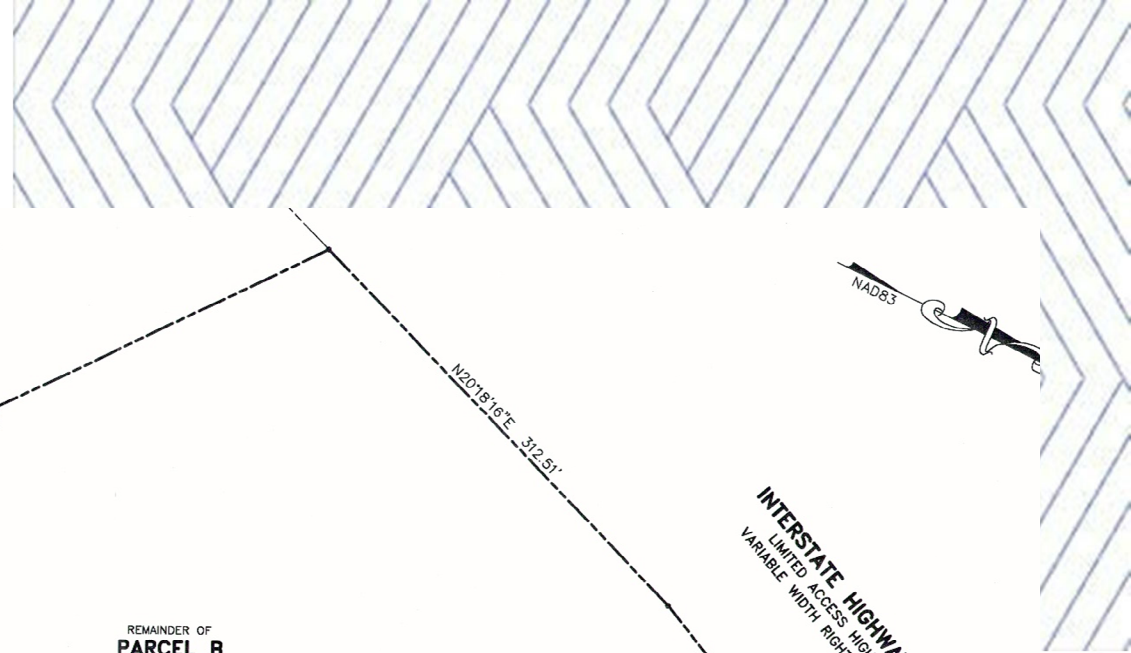
- Pad ready 1 acre site
- Sale Price: \$775,000
- Located off I-95 Exit 118 (Thornburg)
- Zoned C-3
- Neighboring uses include 82-room Tru Hotel and Sheetz
- Entrance site at entrance of Dominion Raceway

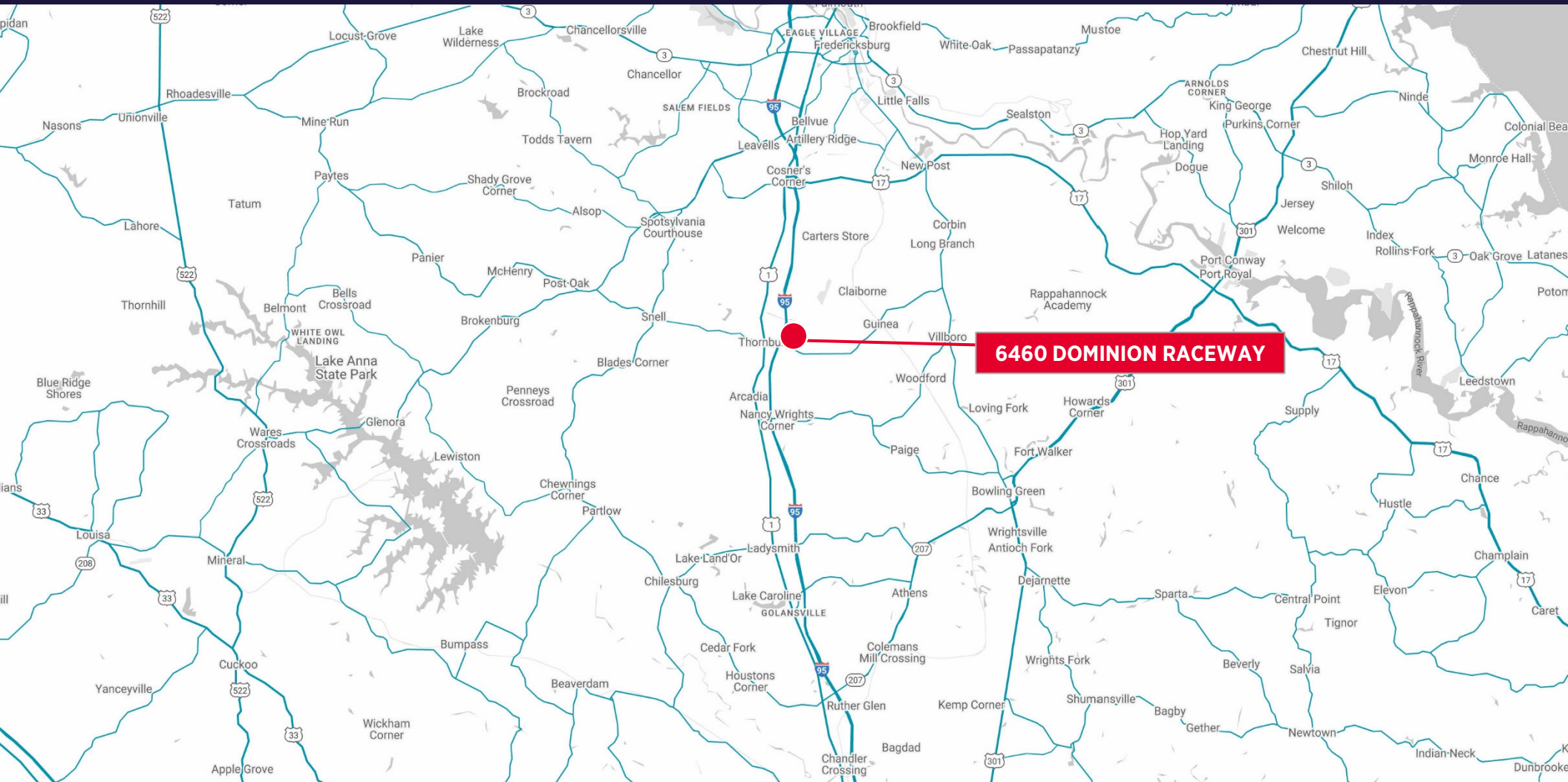


## DEMOGRAPHICS

|                              | 1 MILE    | 3 MILES   | 5 MILES   |
|------------------------------|-----------|-----------|-----------|
| <b>Population</b>            | 292       | 1,874     | 11,224    |
| <b>Avg. Household Income</b> | \$109,675 | \$116,193 | \$127,637 |
| <b>Daytime Population</b>    | 152       | 478       | 2,720     |

# SITE PLAN





**For more information, please contact:**

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