



LAND FOR SALE

6013 Rockfish Gap Turnpike

Crozet, VA 22932

4.2 ACRES AVAILABLE



THALHIMER

6013 ROCKFISH GAP TURNPIKE

PROPERTY HIGHLIGHTS



4.2 ACRES AVAILABLE



IDEAL FOR HIGHWAY RETAIL USER



ZONED RURAL



HIGH VISIBILITY ON ROUTE 250



PRIME PARCEL IN RAPIDLY GROWING CROZET MARKET



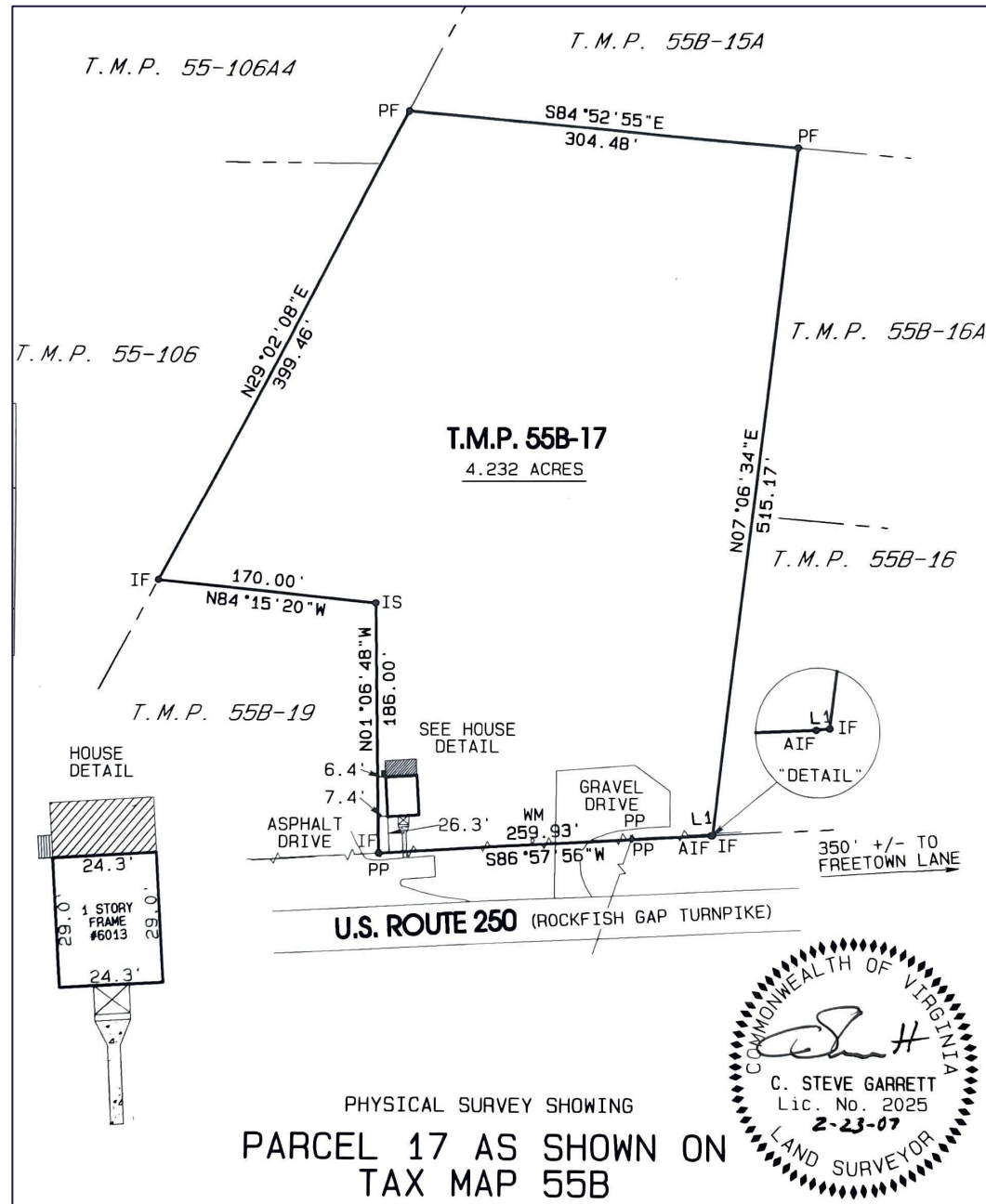
CLOSE PROXIMITY & EASY ACCESS FROM I-64



	3 Mile	5 Mile	10 Mile
2024 Total Population	12,930	16,350	41,921
2029 Projected Population	13,349	16,788	42,686
2024 Households	4,817	6,152	16,551
2024 Average Home Price	\$599,512	\$649,590	\$631,816
2024 Average Household Income	\$158,115	\$163,139	\$143,685
2024 Median Household Income	\$108,548	\$109,916	\$88,397
2024 Daytime Population	10,161	12,249	35,824
2024 Median Age	42.2	42.8	43.8

6013 ROCKFISH GAP TURNPIKE

SITE SURVEY





FOR MORE INFORMATION, CONTACT:

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