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## FORMER BANK BRANCH AVAILABLE

- Building Size: 6,584 SF with drive thru lanes
- Land Area: 1.33 Acre
- Approximately 40 parking spaces
- Large free standing pylon sign
- Highly visible corner parcel on Duff Patt Hwy (9,811 ADT)
- Across the street from Tempur-Pedic 540,000 SF facility
- Asking Price: \$795,000

**MATT SKALET**

maskalet@klnb.com | 202-420-7775

**BEN BECKER**

bbecker@klnb.com | 202-420-7773

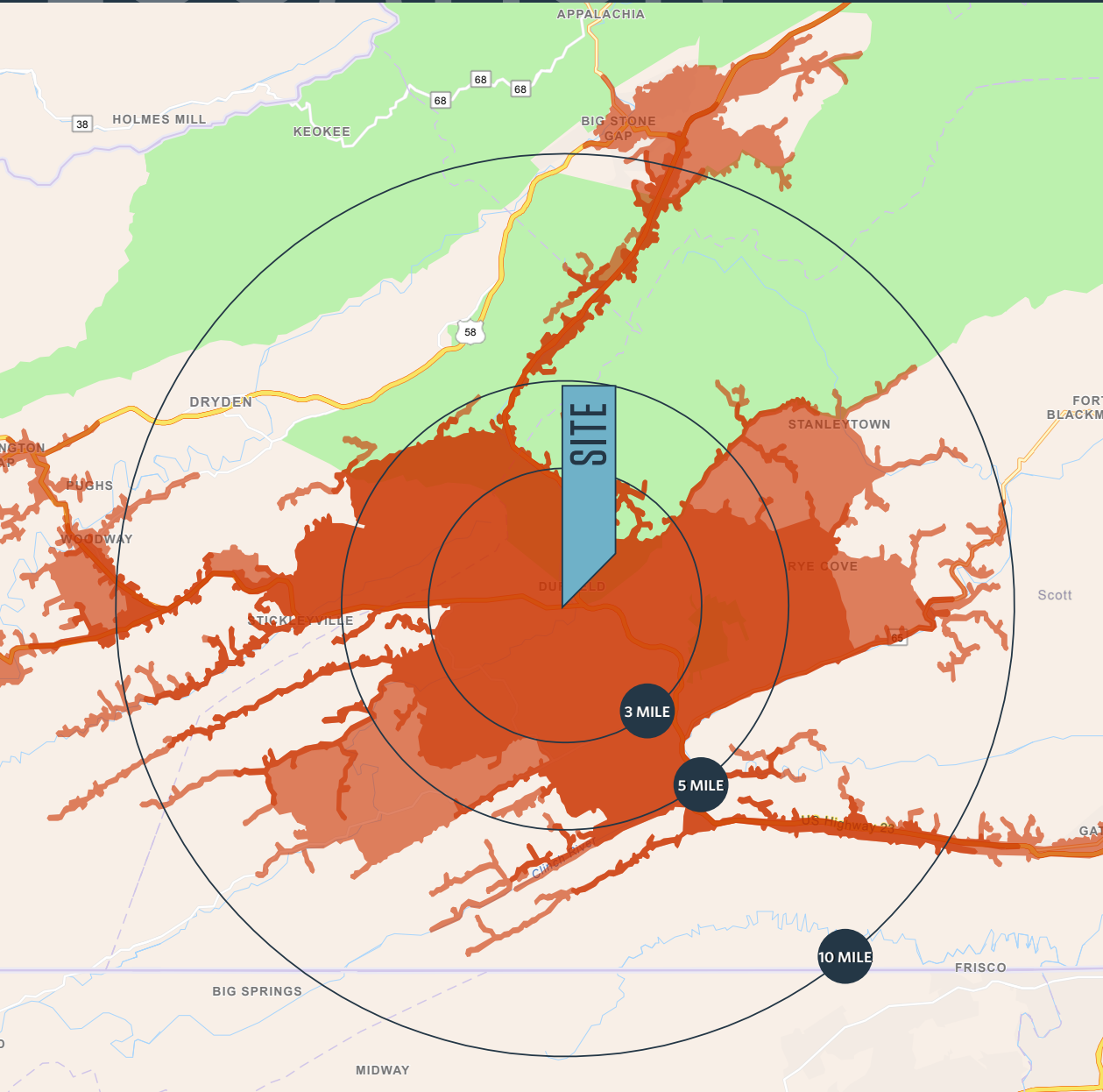
**RYAN SCHMITZ**

rschmitz@klnb.com | 202-602-1743

# LOCATION

# 466 DUFF PATT HIGHWAY

DUFFIELD, VA 24244, SCOTT COUNTY



## DEMOGRAPHICS | 2023:

|                    | 3-MILE   | 5-MILE   | 10-MILE  | 15-MIN   | 20-MIN   |
|--------------------|----------|----------|----------|----------|----------|
| Population         | 2,180    | 3,694    | 14,063   | 4,687    | 11,944   |
| Daytime Population | 1,370    | 1,429    | 2,284    | 1,753    | 10,492   |
| Households         | 672      | 1,334    | 5,361    | 1,712    | 4,883    |
| Average HH Income  | \$54,448 | \$54,983 | \$57,986 | \$55,308 | \$62,835 |

## TRAFFIC COUNTS | 2022:

|                    |           |
|--------------------|-----------|
| Duff Pratt Highway | 9,811 ADT |
| Boone Trail Road   | 1,298 ADT |

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## FOR MORE INFORMATION, PLEASE CONTACT:

### MATT SKALET

[mskalet@klnb.com](mailto:maskalet@klnb.com)

202-420-7775

### BEN BECKER

[bbecker@klnb.com](mailto:bbecker@klnb.com)

202-420-7773

### RYAN SCHMITZ

[rschmitz@klnb.com](mailto:rschmitz@klnb.com)

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1130 Connecticut Ave, NW, Suite 600, Washington, DC 20036

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