

Former Pizza Hut

27 MINERS DRIVE, CASTLEWOOD, VA 24224

MPV
PROPERTIES

Working Together

Retail

FOR
Sale

SIZE
2,554 SF

PRICE
\$250,000



Overview

±2,554 SF building on 0.6 acres in Castlewood, VA with great visibility from US Hwy 58

This site provides full access from US Hwy 58 with 21 designated parking spaces

The site is approved for a variety of uses per Russell County, VA zoning ordinances

Less than 2 miles from downtown St. Paul, VA, home to Hybrid Energy Center (powering over 150,000 homes)

Turnkey restaurant with hood and walk-in coolers

Second Generation Restaurant Property For Sale



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MPV Properties | 2400 South Boulevard | Suite 300
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KLNB | 8065 Leesburg Pike | Suite 700
Tysons, VA 22182 | klnb.com



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Property Overview

Demographics

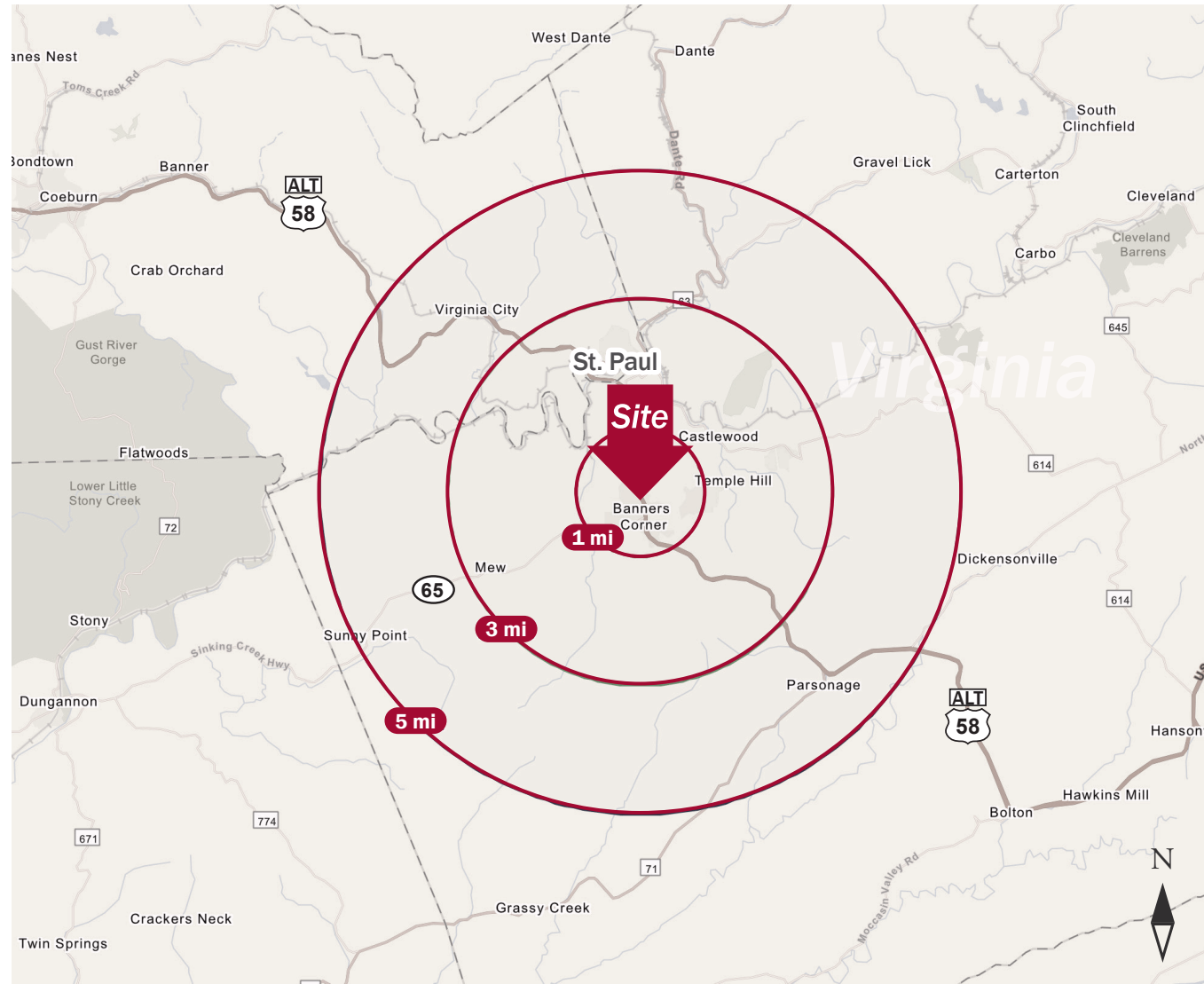
Source: Esri® 2022

	1 mile	3 mile	5 mile
Population	705	3,588	5,727
Households	311	1,573	2,508
Avg. HH Income	\$49,280	\$50,516	\$50,616

Traffic Count

Source: Virginia DOT

	AADT
Alt US-58	9,100 (2019)



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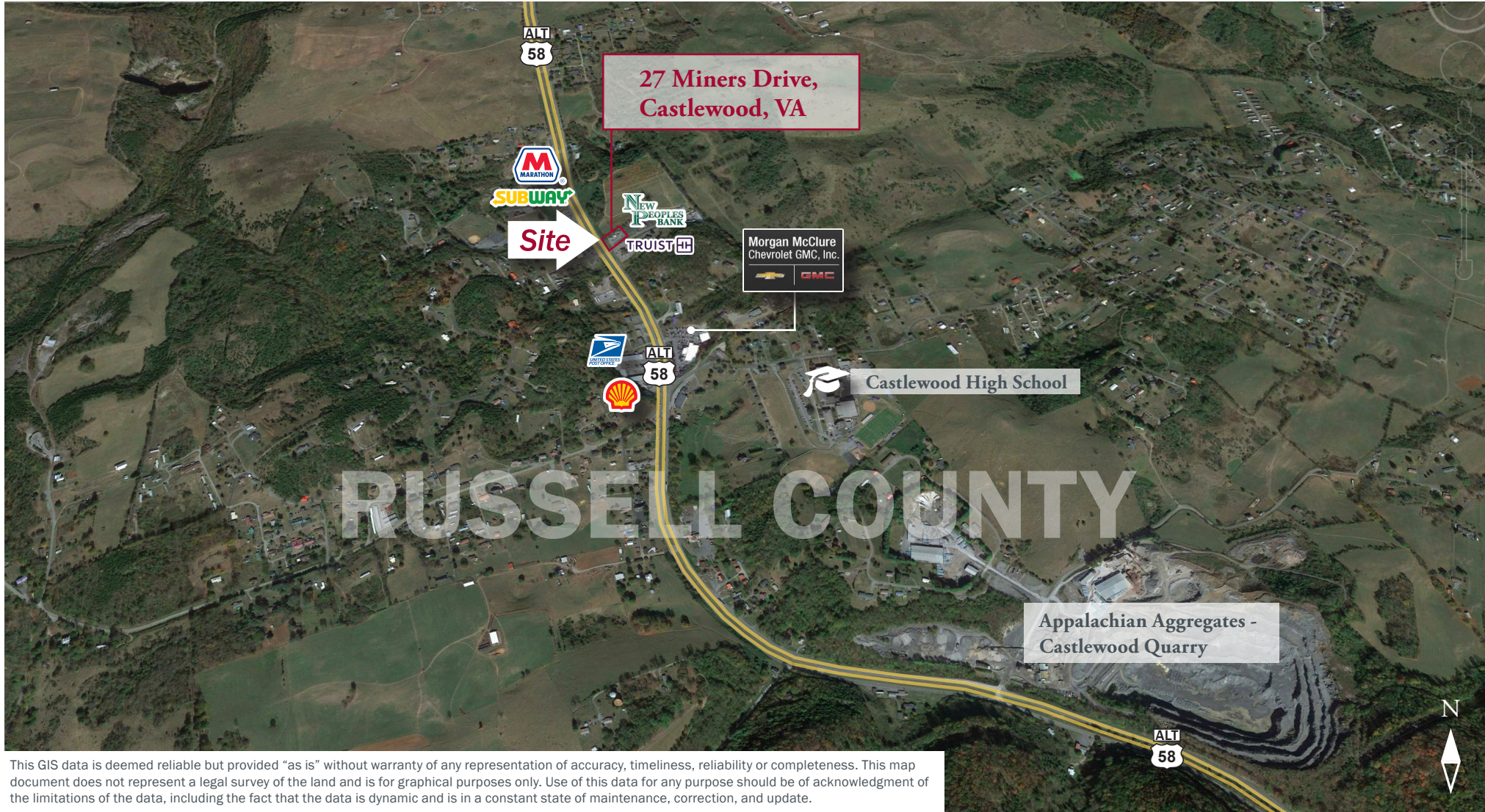
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Market Aerial



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Site Aerial



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