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THE APPLE HOUSE



RETAIL FOR LEASE

- 1-acre site available for ground lease, delivering as rough-graded pad with utilities to the site.
- Three conceptual layouts shown herein for a freestanding restaurant with drive-thru.
- Conveniently located at Exit 13 off  in Linden, VA, adjacent to extremely high-volume Exxon station.

DALLON CHENEY

dcheney@klnb.com | 703-268-2703

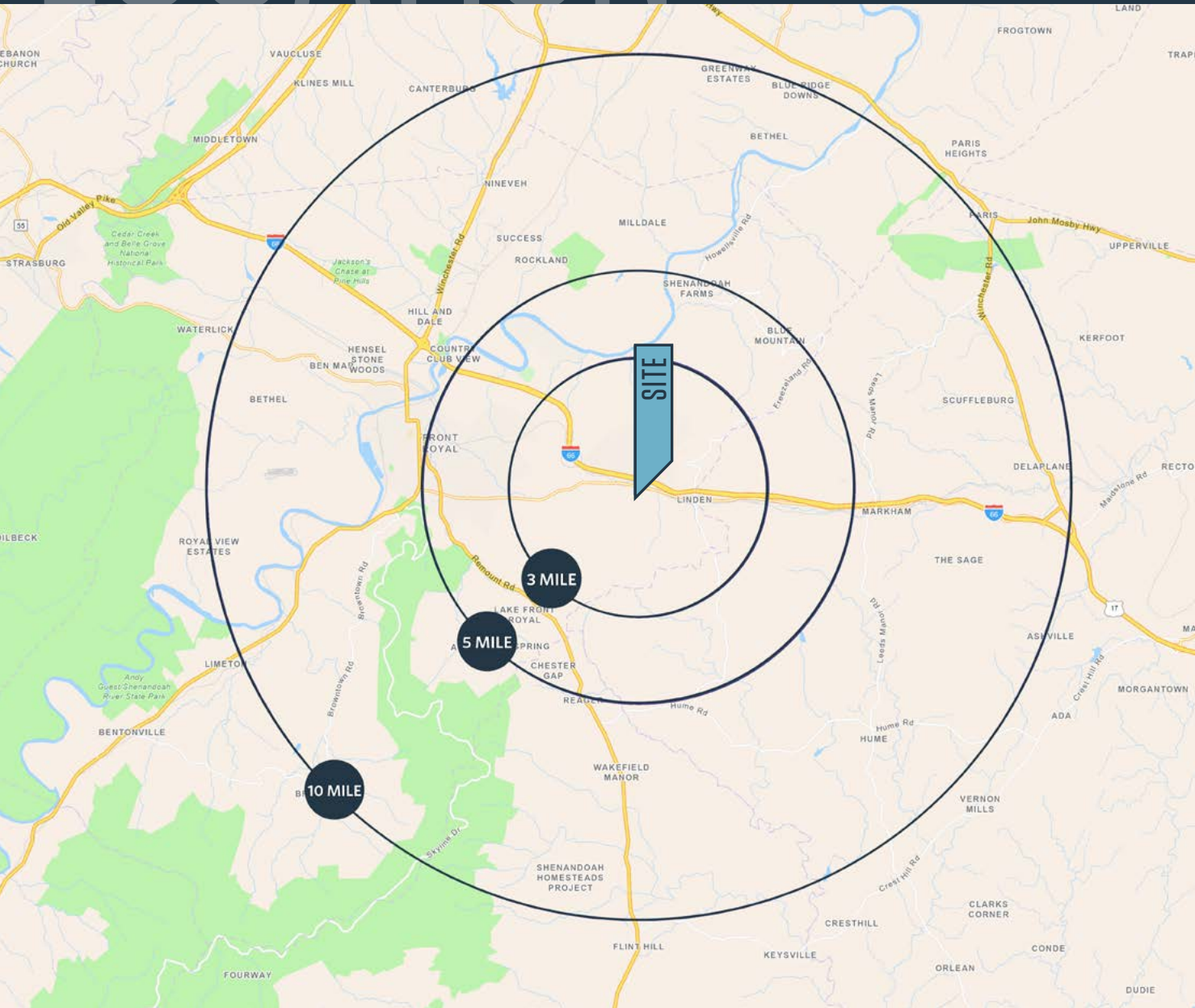
ALEX WILLNER

awillner@klnb.com | 703-268-2718

LOCATION

FAST FOOD PAD AVAILABLE AT EXIT 13 OFF I-66, LINDEN, VA

4774 JOHN MARSHALL HWY, LINDEN, VA 22642, WARREN COUNTY



DEMOGRAPHICS | 2024:

3-MILE	5-MILE	10-MILE
Population		
5,577	19,092	44,044
Daytime Population		
3,761	15,903	40,216
Households		
2,169	7,252	16,714
Average HH Income		
\$124,901	\$116,450	\$116,213

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

I-66	16,300 ADT
John Marshall Hwy	12,600 ADT
Apple Mountain Rd	12,700 ADT

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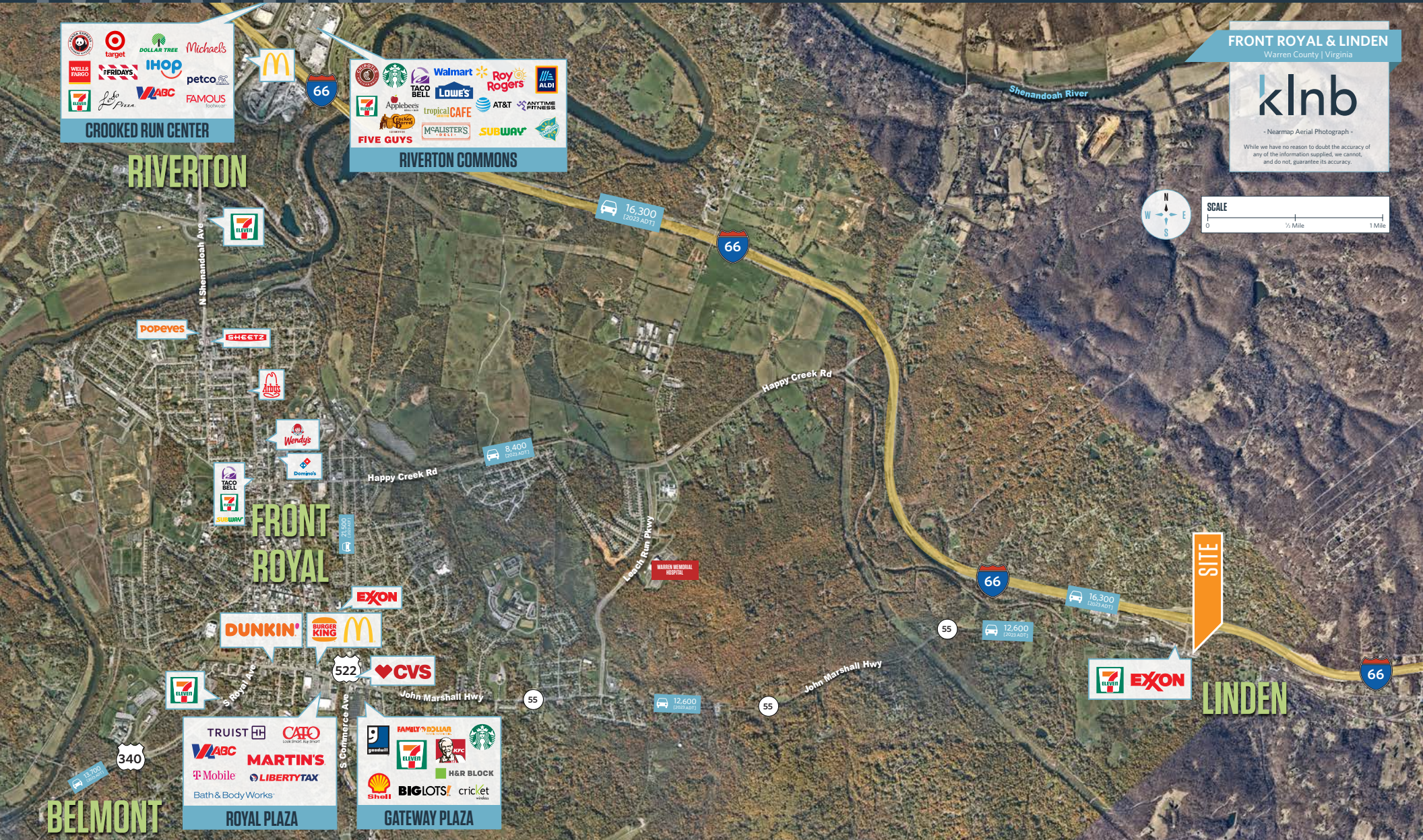
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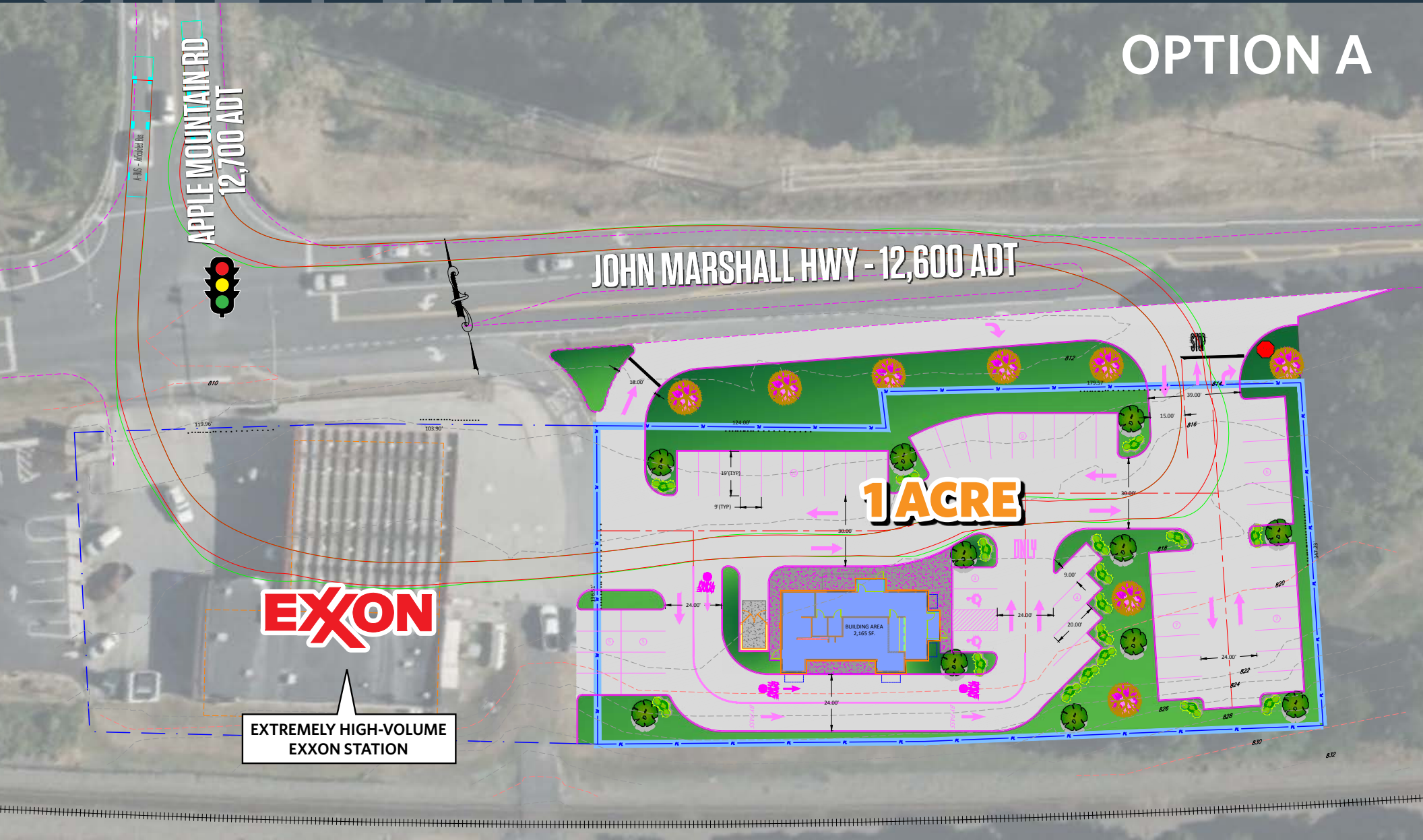
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SITE PLAN

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OPTION A



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klnb

SITE PLAN

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OPTION B



DALLON CHENEY

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ALEX WILLNER

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OPTION C



DALLON CHENEY

dcheney@klnb.com | 703-268-2703

ALEX WILLNER

awillner@klnb.com | 703-268-2718





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FOR MORE INFORMATION, PLEASE CONTACT:

DALLON CHENEY

dcheney@klnb.com

703-268-2703

ALEX WILLNER

awillner@klnb.com

703-268-2718

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

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klnb.com



instagram.com/klnbcre



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