



JOIN THESE RETAILERS



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.
- Zoning: Commercial - Retail [Click For Zoning Ordinance](#)

DALLON CHENEY

dcheney@klnb.com | 703-268-2703

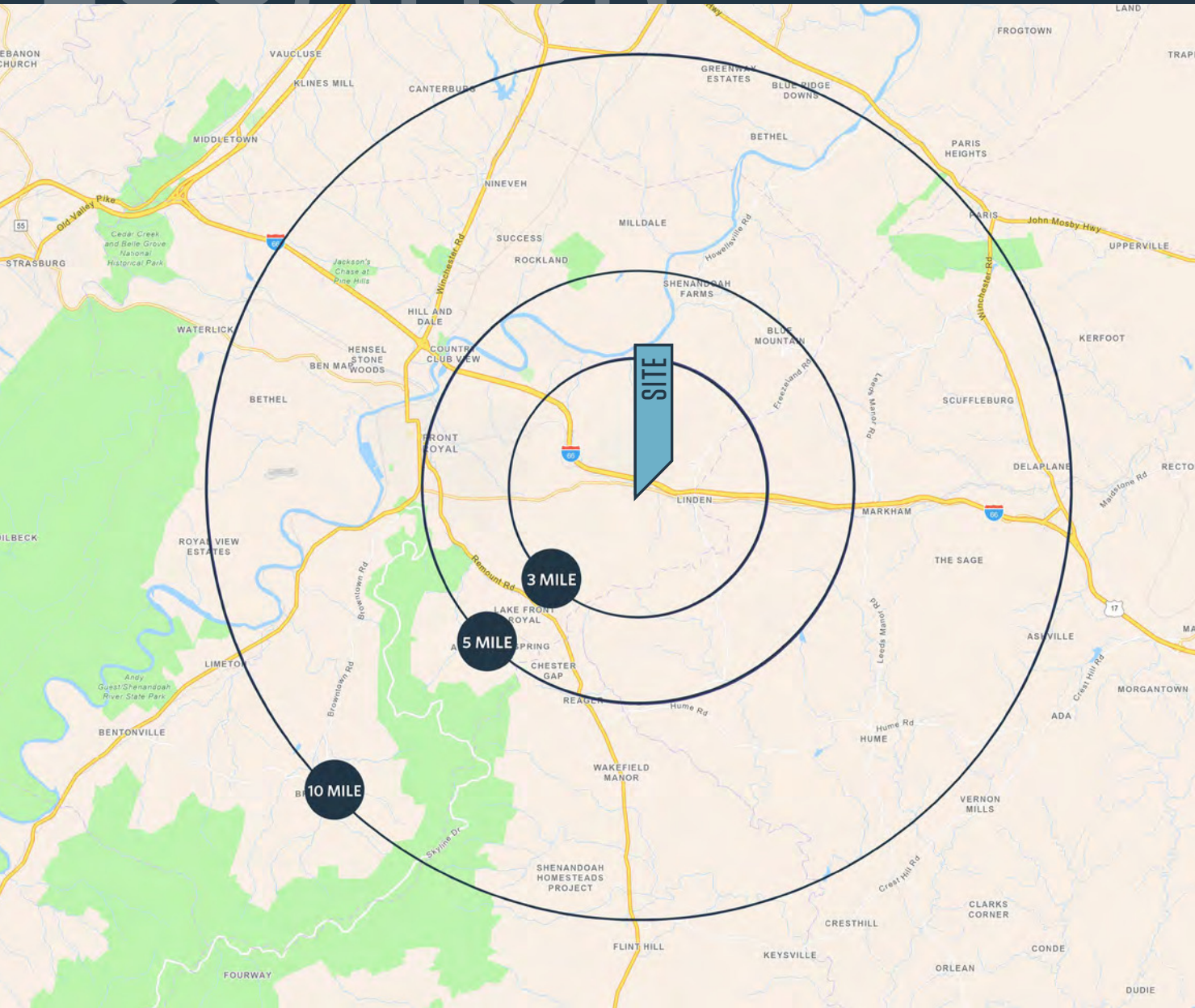
ALEX WILLNER

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 | 2025:

3-MILE	5-MILE	10-MILE
Population		
5,601	19,209	44,120
Daytime Population		
3,868	16,108	40,237
Households		
2,189	7,324	16,808
Average HH Income		
\$124,486	\$111,889	\$111,410

[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

DALLON CHENEY

dcheney@klnb.com | 703-268-2703

ALEX WILLNER

awillner@klnb.com | 703-268-2718

klnb

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

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



DALLON CHENEY

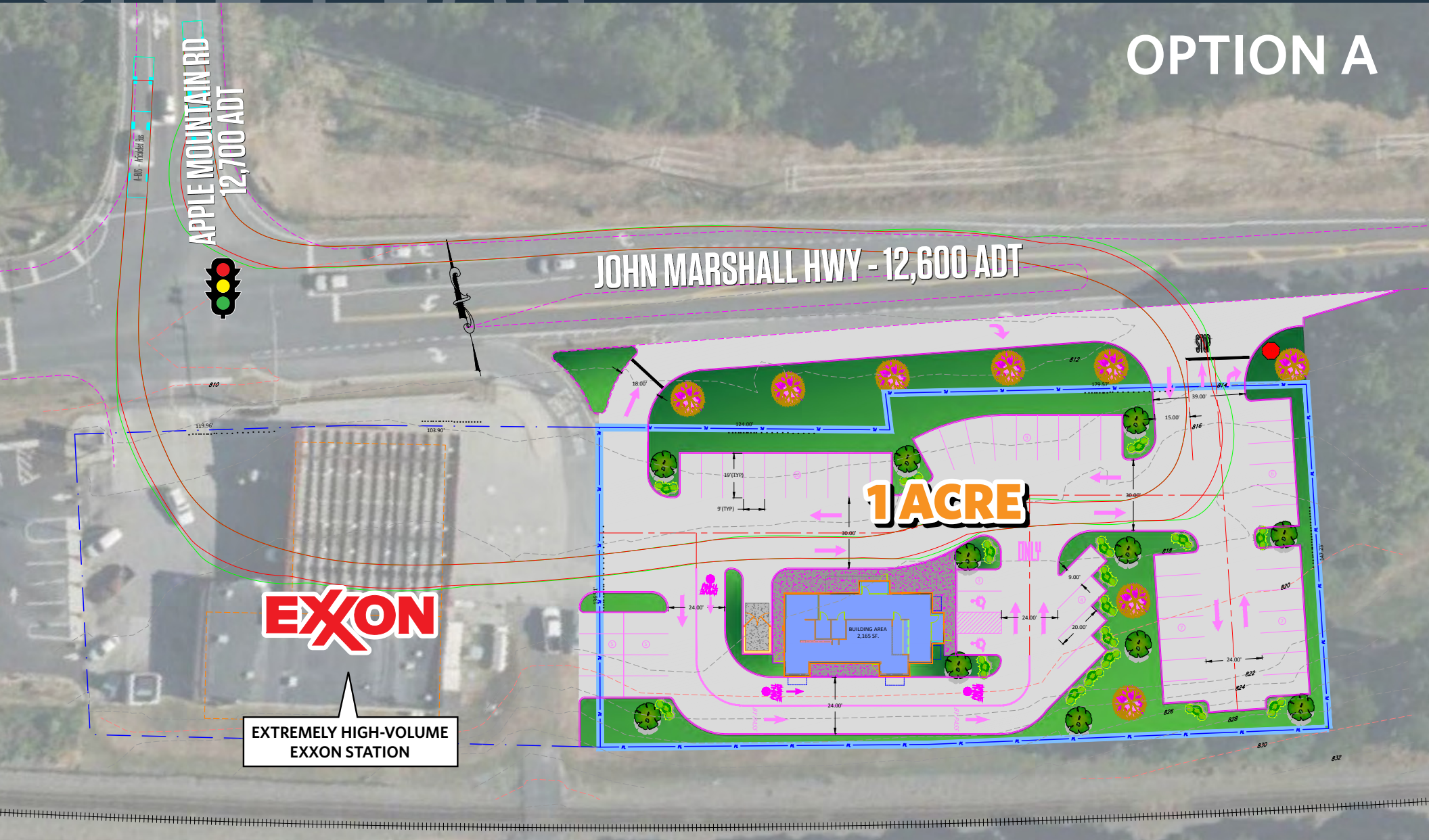
dcheney@klnb.com | 703-268-2703

ALEX WILLNER

awillner@klnb.com | 703-268-2718

FAST FOOD PAD AVAILABLE AT EXIT 13 OFF I-66, LINDEN, VA
4774 JOHN MARSHALL HWY, LINDEN, VA 22642, WARREN COUNTY

OPTION A



DALLON CHENEY

dcheney@klnb.com | 703-268-2703

ALEX WILLNER

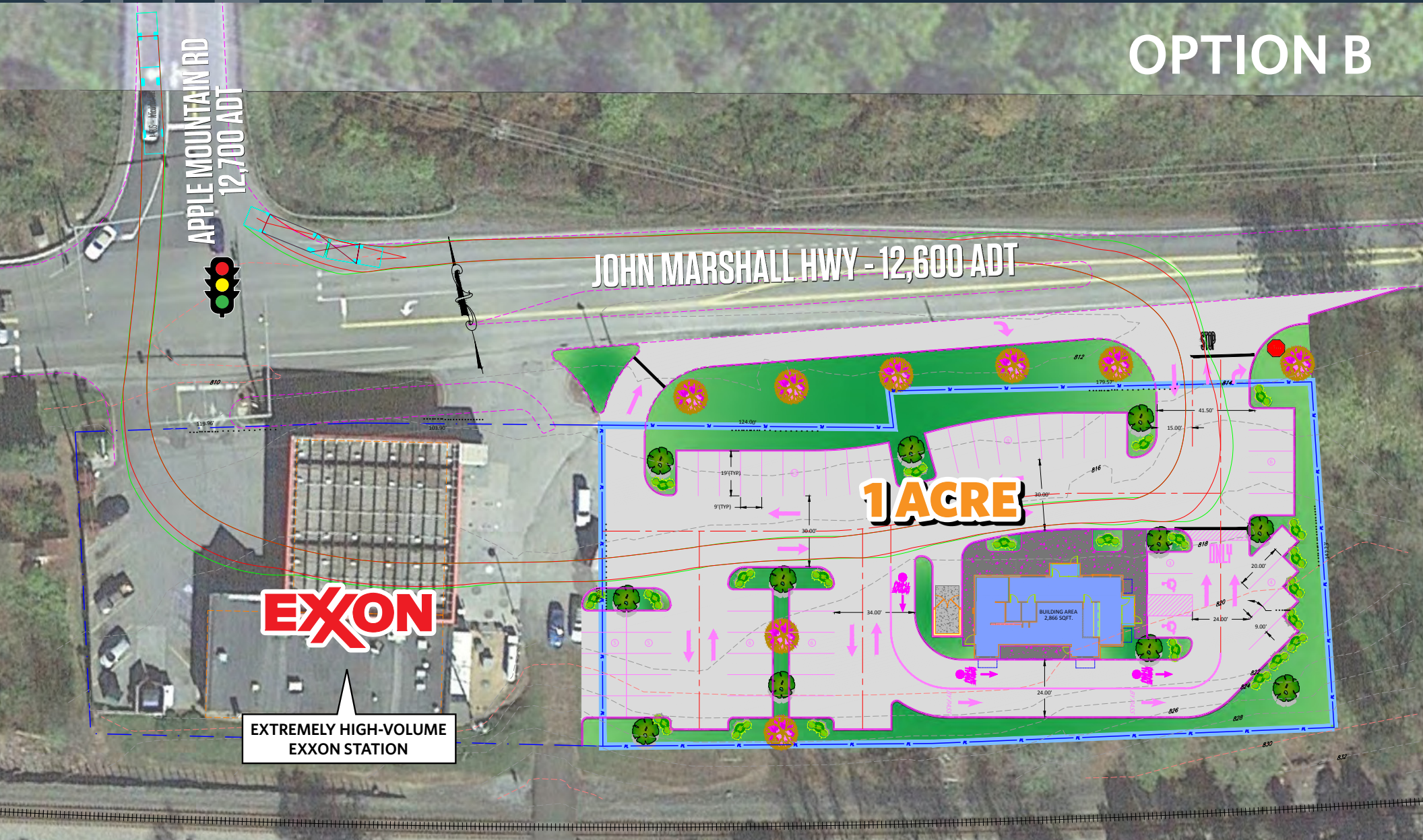
awillner@klnb.com | 703-268-2718



SITE PLAN

FAST FOOD PAD AVAILABLE AT EXIT 13 OFF I-66, LINDEN, VA
4774 JOHN MARSHALL HWY, LINDEN, VA 22642, WARREN COUNTY

OPTION B



DALLON CHENEY

dcheney@klnb.com | 703-268-2703

ALEX WILLNER

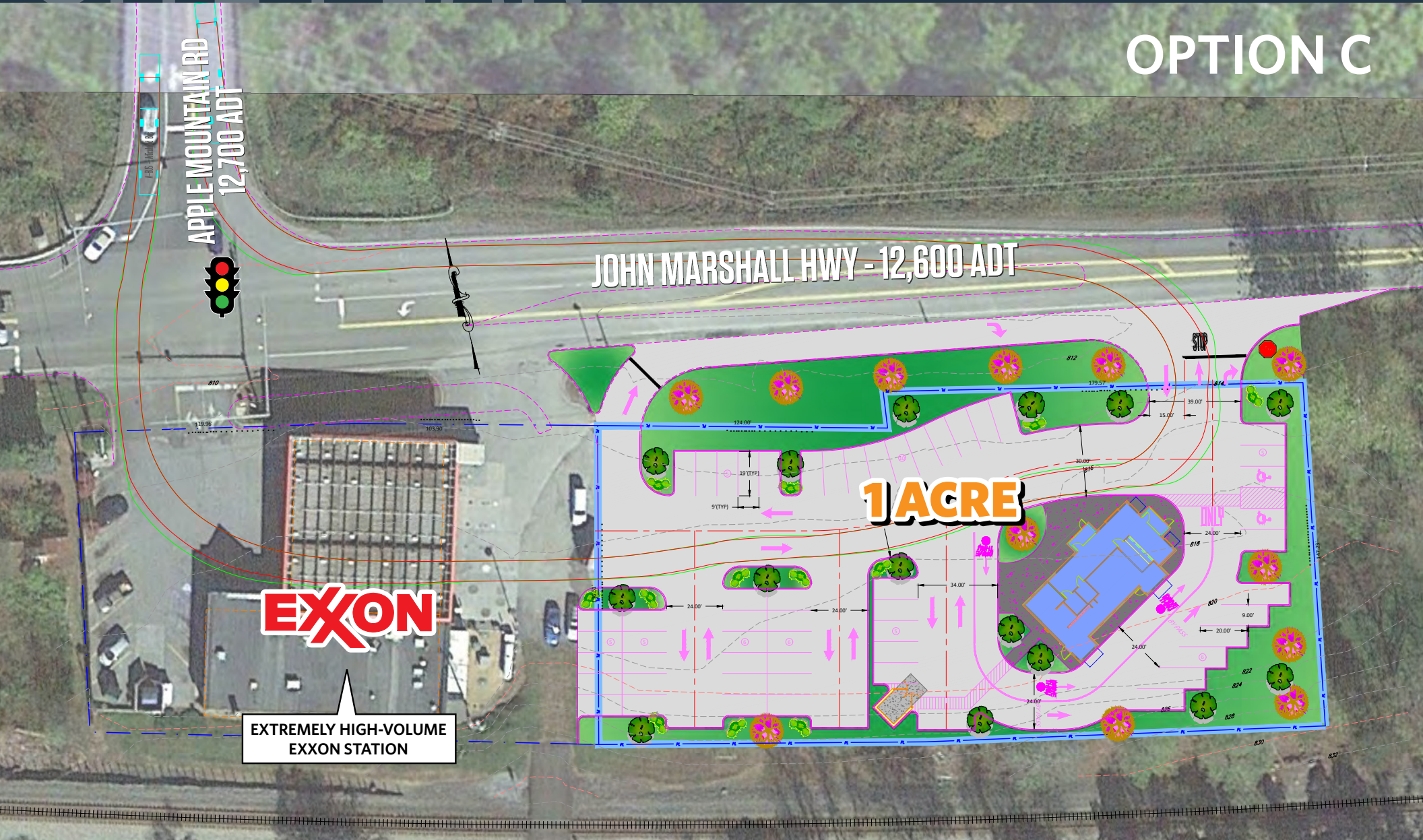
awillner@klnb.com | 703-268-2718

klnb

SITE PLAN

FAST FOOD PAD AVAILABLE AT EXIT 13 OFF I-66, LINDEN, VA
4774 JOHN MARSHALL HWY, LINDEN, VA 22642, WARREN COUNTY

OPTION C



DALLON CHENEY

dcheney@klnb.com | 703-268-2703

ALEX WILLNER

awillner@klnb.com | 703-268-2718

klnb



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

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

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

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.