



NEARBY RETAILERS



PAD SITES OR BTS FOR LEASE

- Pads with drive-thru available for lease.
- Approximately 4 acres of new retail development.
- Located at signalized intersection of Tinkling Spring Rd & Expo Rd.
- Zoning: General Business [Click For Zoning Ordinance](#)

ALEX WILLNER

awillner@klnb.com | 703-268-2718

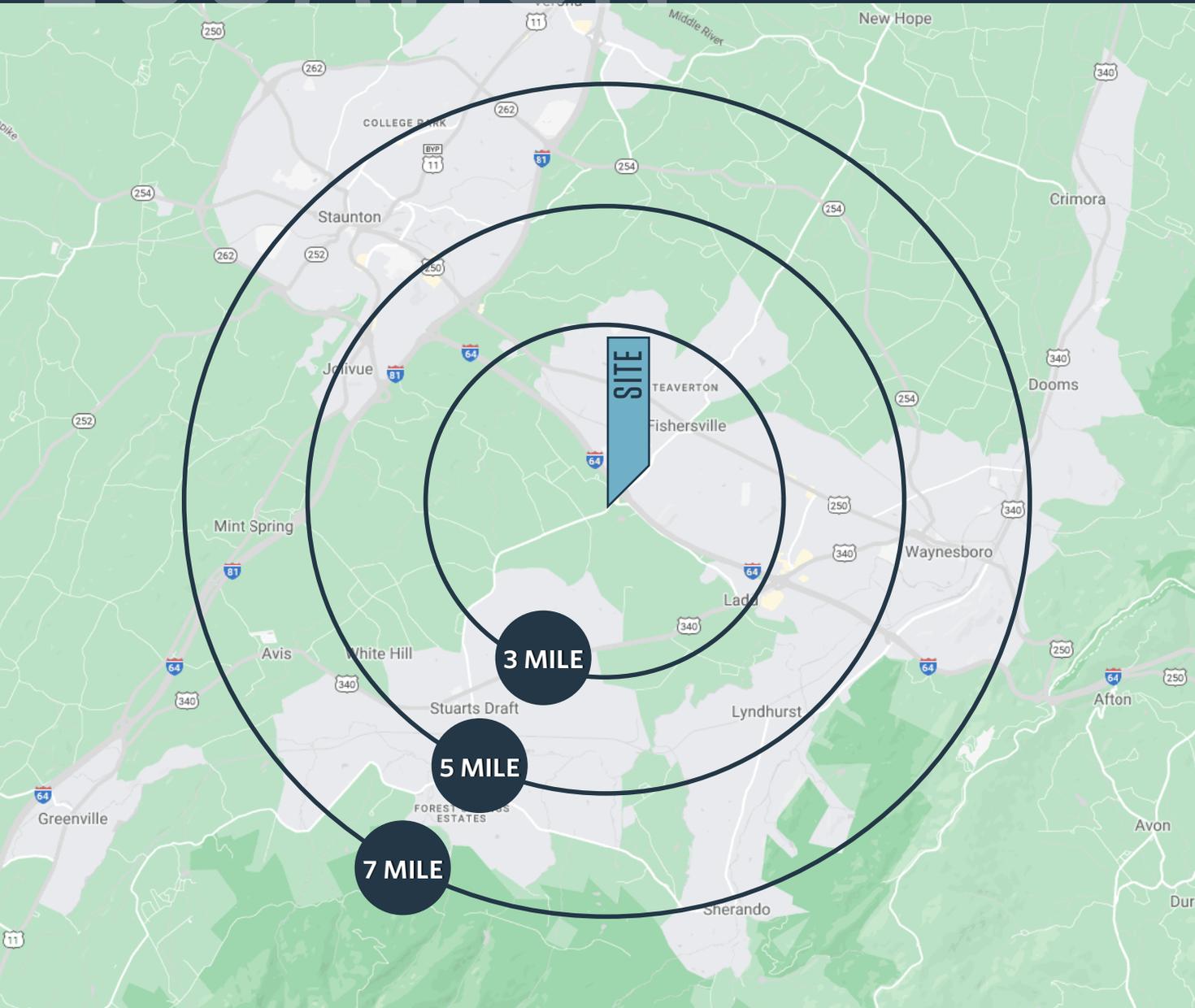
DALLON CHENEY

dcheney@klnb.com | 703-268-2703

LOCATION

FISHERSVILLE CONVENIENCE CENTER

TINKLING SPRINGS RD & EXPO RD, FISHERSVILLE, VA 22939, AUGUSTA COUNTY



DEMOGRAPHICS | 2025:

| 3-MILE | 5-MILE | 7-MILE |
|--------------------|----------|----------|
| Population | | |
| 14,024 | 36,770 | 69,763 |
| Daytime Population | | |
| 19,222 | 44,217 | 77,833 |
| Households | | |
| 5,494 | 15,294 | 28,769 |
| Median HH Income | | |
| \$73,913 | \$65,640 | \$64,719 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

| | |
|--------------------|------------|
| I-64 | 41,500 ADT |
| Tinkling Spring Rd | 13,100 ADT |
| Expo Rd | 4,200 ADT |

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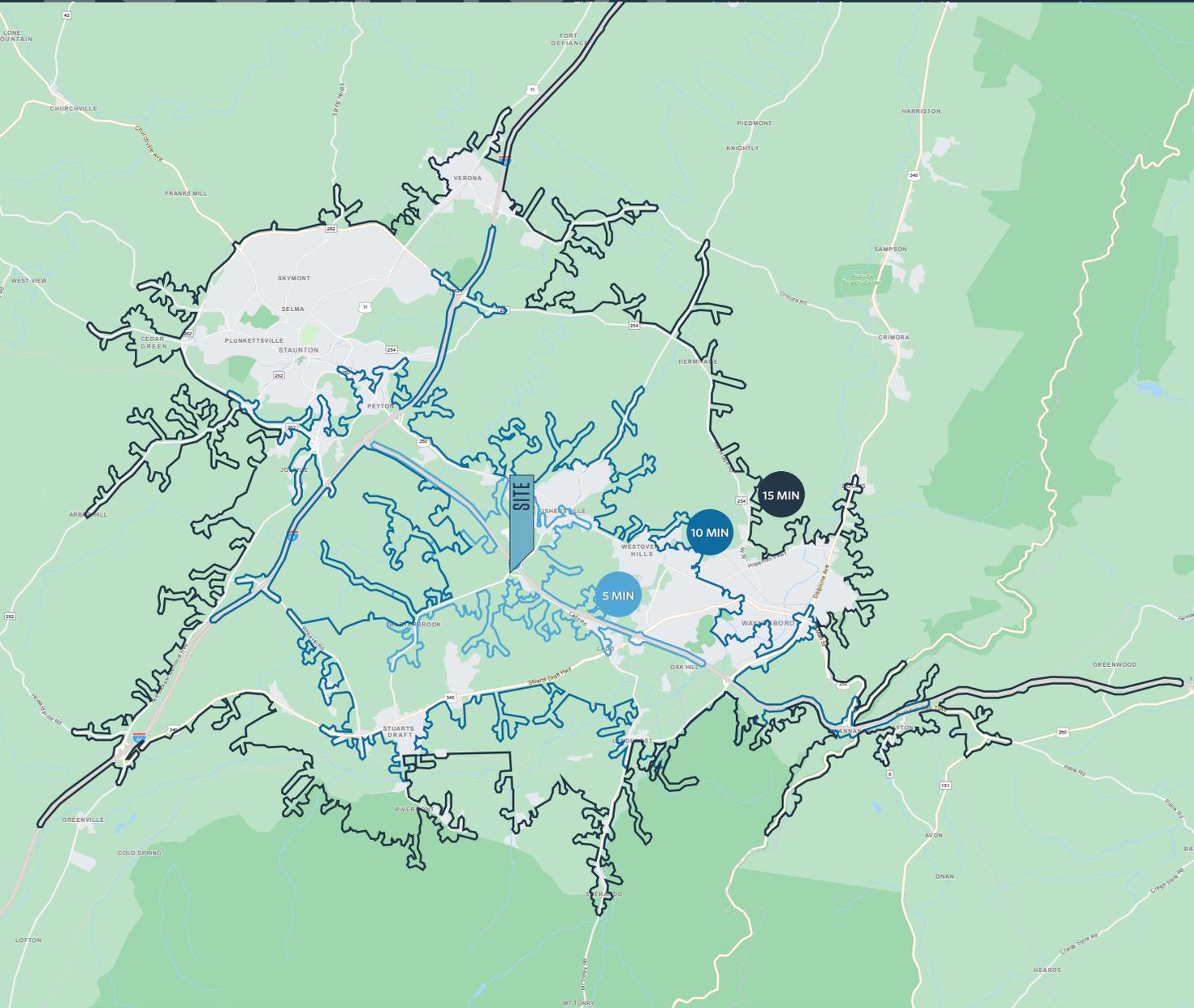
dcheney@klnb.com | 703-268-2703



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DRIVE TIME DEMOGRAPHICS | 2025:

| | 5 MIN | 10 MIN | 15 MIN |
|--------------------|----------|----------|----------|
| Population | 815 | 26,750 | 83,705 |
| Daytime Population | 5,818 | 33,084 | 88,749 |
| Households | 298 | 10,887 | 35,167 |
| Median HH Income | \$66,204 | \$62,952 | \$63,463 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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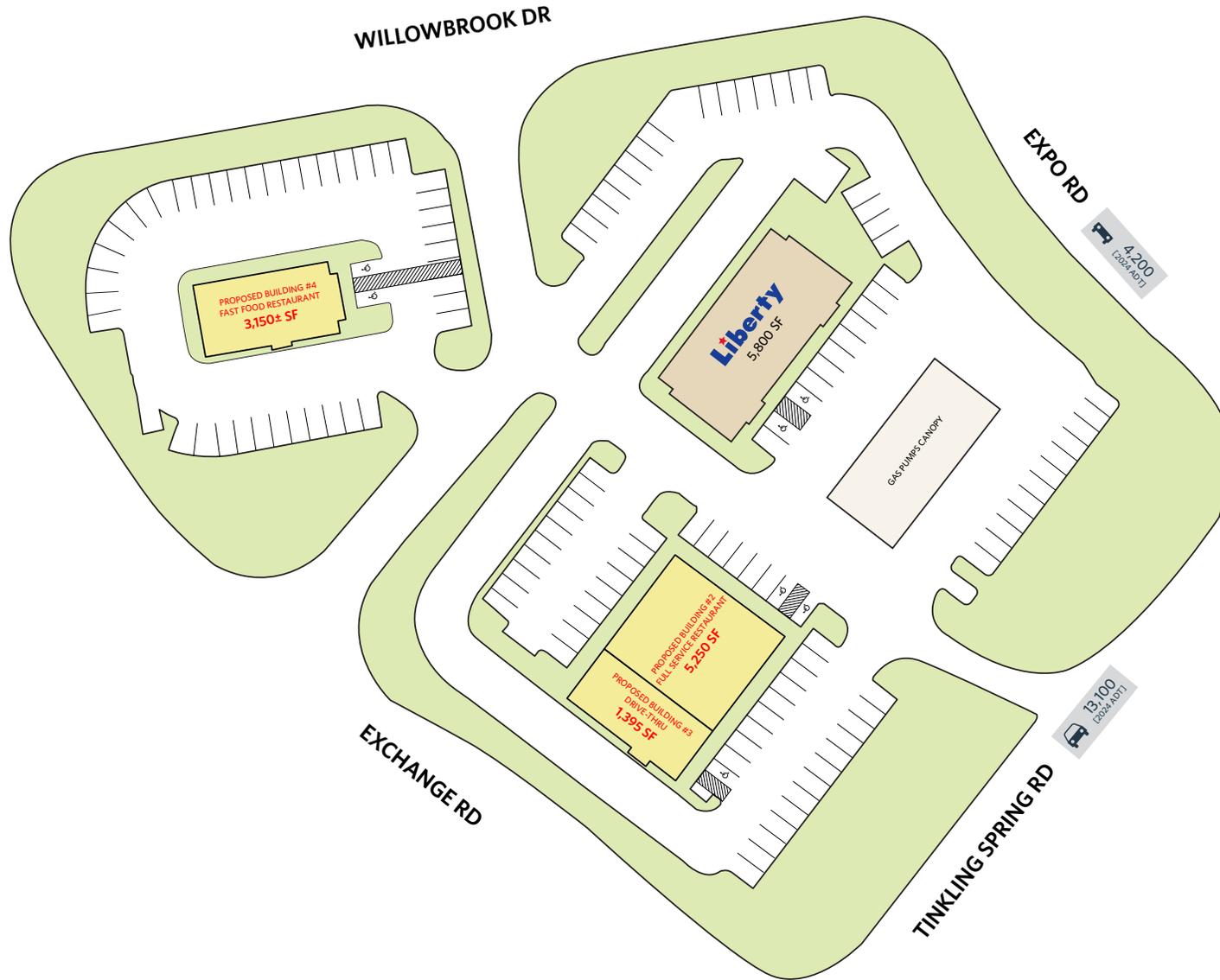
dcheney@klnb.com | 703-268-2703



SITE PLAN

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CLOSE-UP

FISHERSVILLE CONVENIENCE CENTER

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4 ACRES

ALEX WILLNER

awillner@klnb.com | 703-268-2718

DALLON CHENEY

dcheney@klnb.com | 703-268-2703





ALEX WILLNER

awillner@klnb.com | 703-268-2718

DALLON CHENEY

dcheney@klnb.com | 703-268-2703

AERIAL

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klnb



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FOR MORE INFORMATION, PLEASE CONTACT:

ALEX WILLNER

awillner@klnb.com | 703-268-2718

DALLON CHENEY

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8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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klnb.com



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