



## NEARBY RETAILERS



## PAD SITES OR BTS FOR LEASE

- Finished pad with drive-thru and inline space 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](#) (fast food with drive-thru is an approved by-right use in this zoning).

ALEX WILLNER

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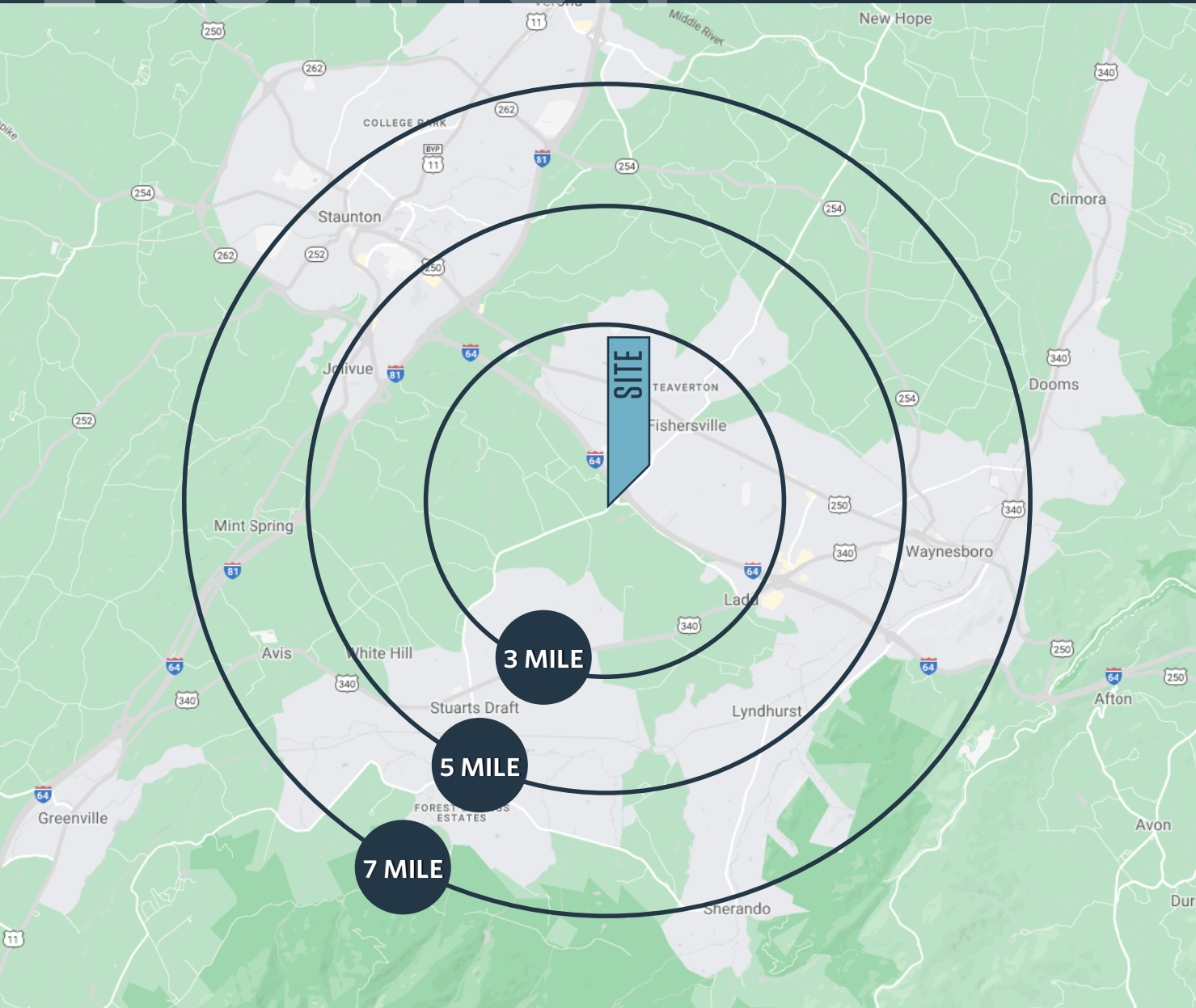
DALLON CHENEY

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# 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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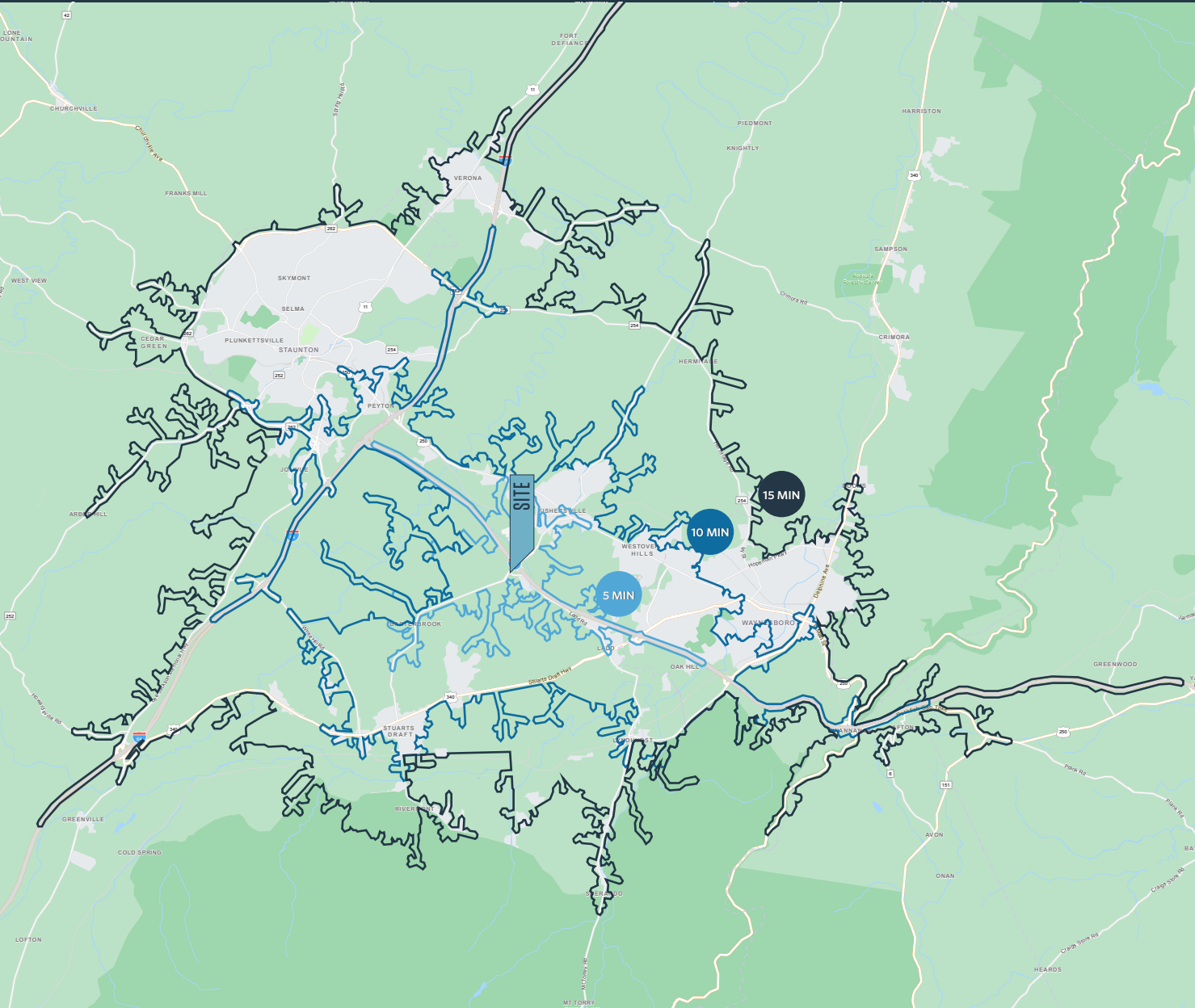
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# DRIVE TIMES

# FISHERSVILLE CONVENIENCE CENTER

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



## 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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# SITE PLAN

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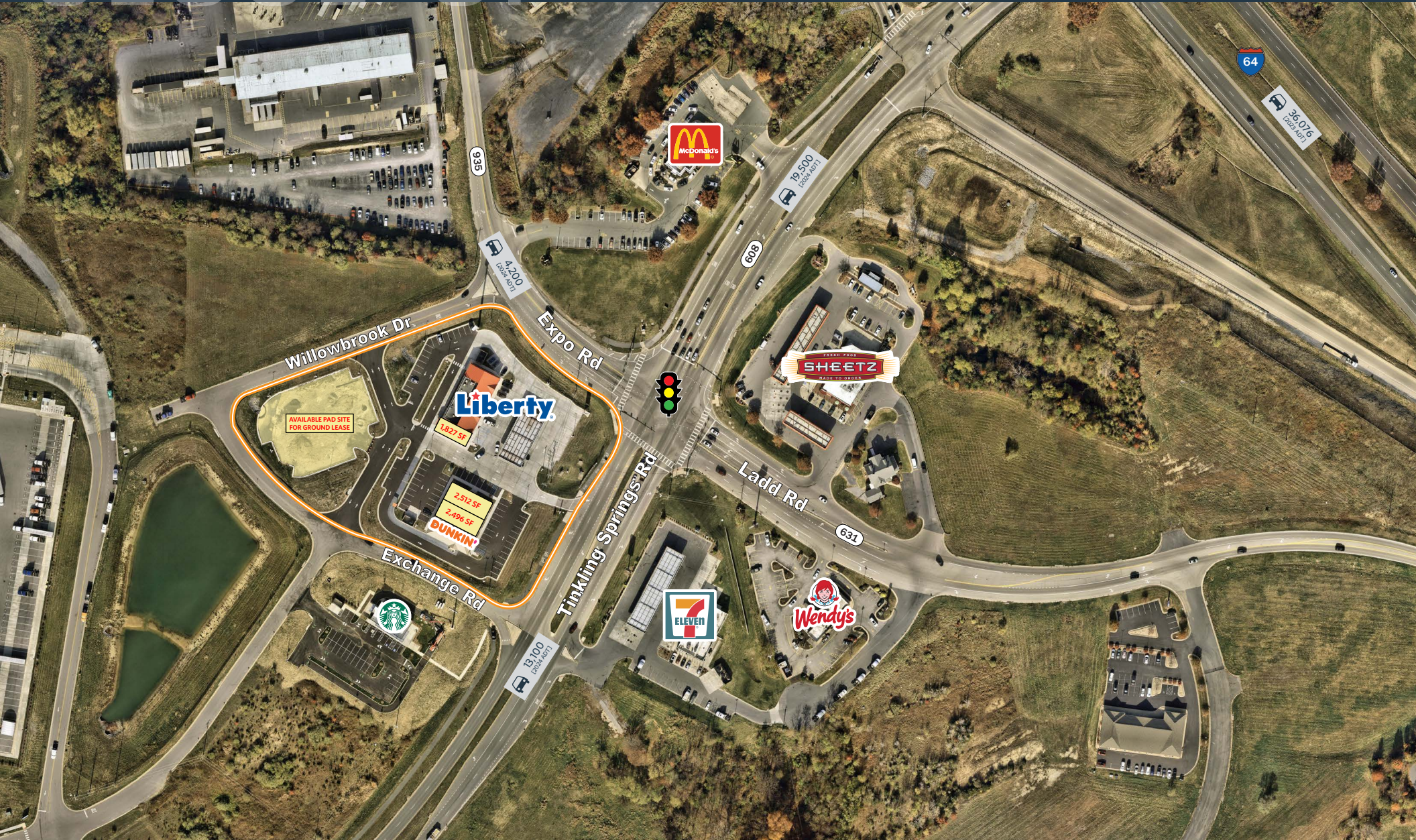
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# CLOSE-UP

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# MID-VIEW

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# PHOTOS

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## FOR MORE INFORMATION, PLEASE CONTACT:

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