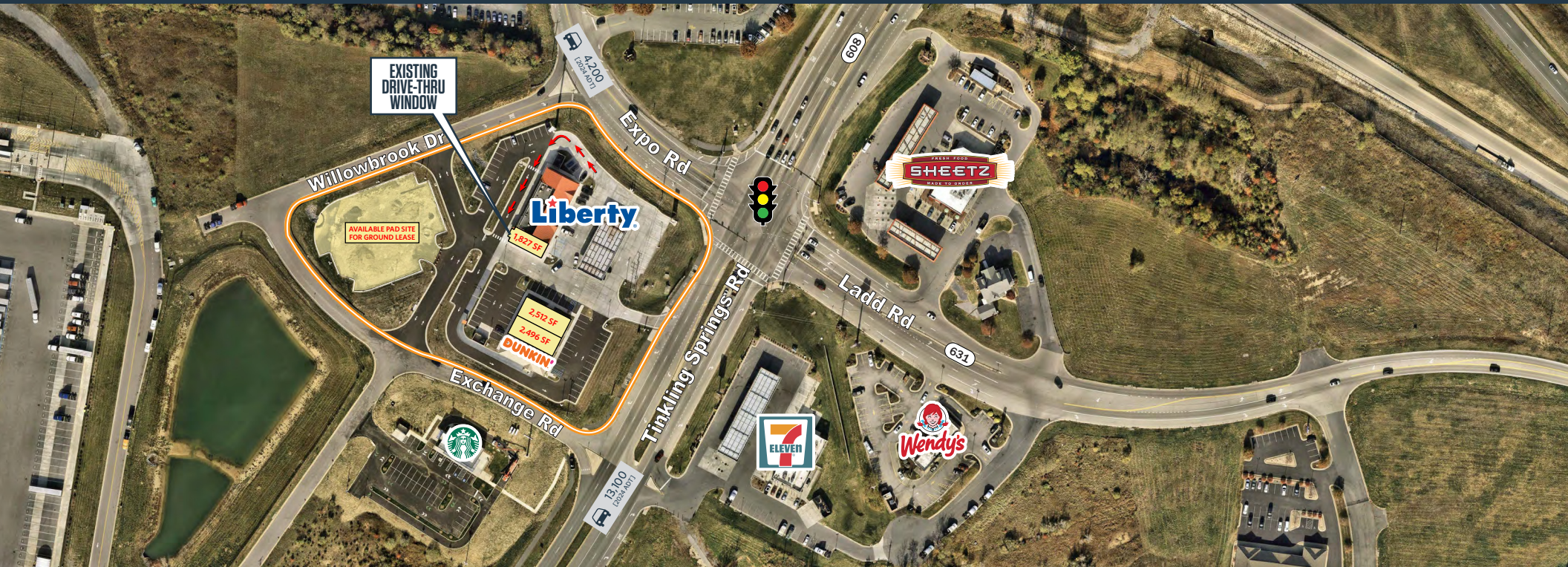




NEARBY RETAILERS

Liberty



DUNKIN'

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).

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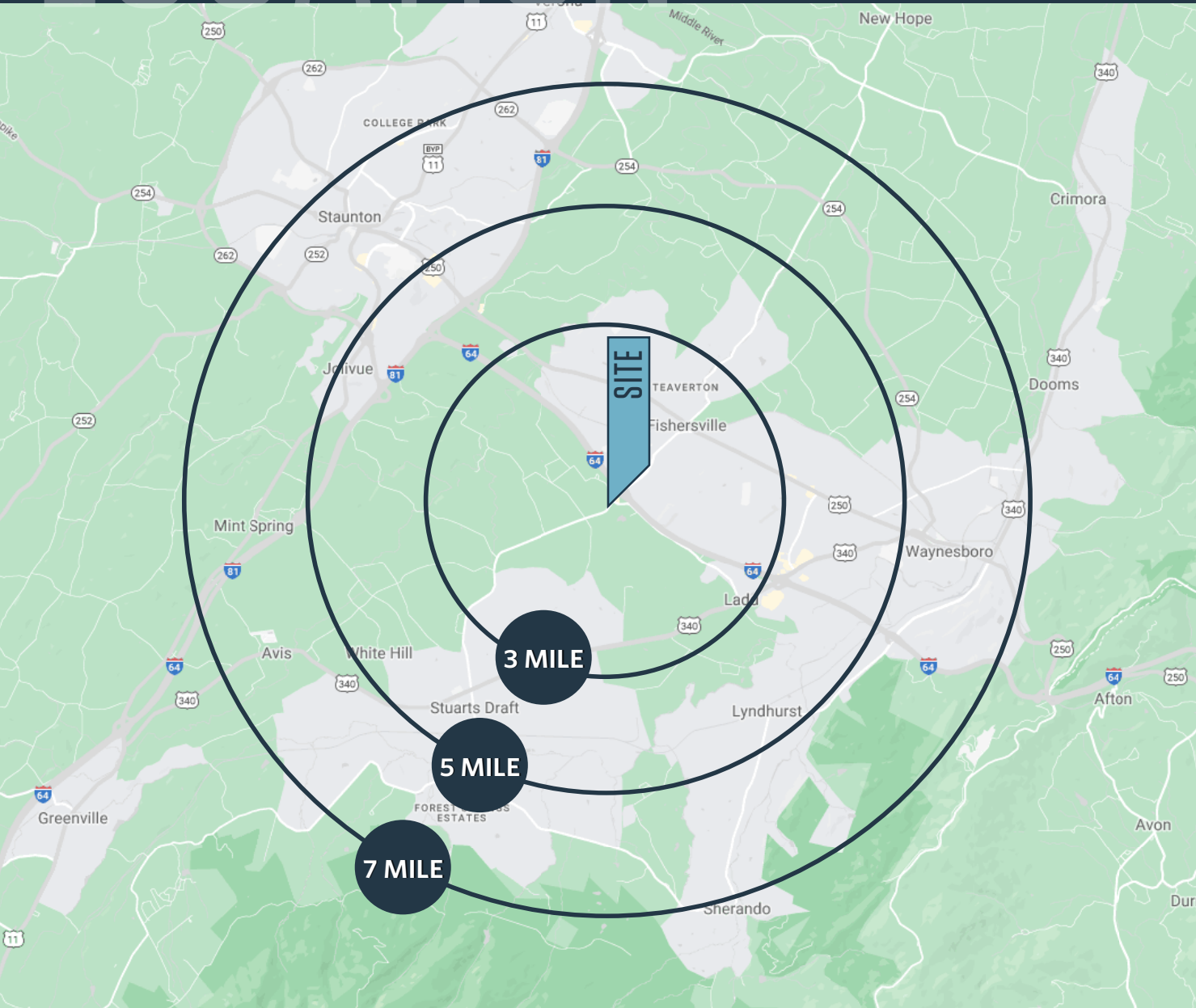
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LOCATION

FISHERSVILLE CONVENIENCE CENTER

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



DEMOGRAPHICS | 2026:

3-MILE	5-MILE	7-MILE
Population		
13,998	32,908	68,664
Daytime Population		
18,053	40,330	74,649
Households		
5,523	13,643	28,847
Median HH Income		
\$80,189	\$74,263	\$69,893

[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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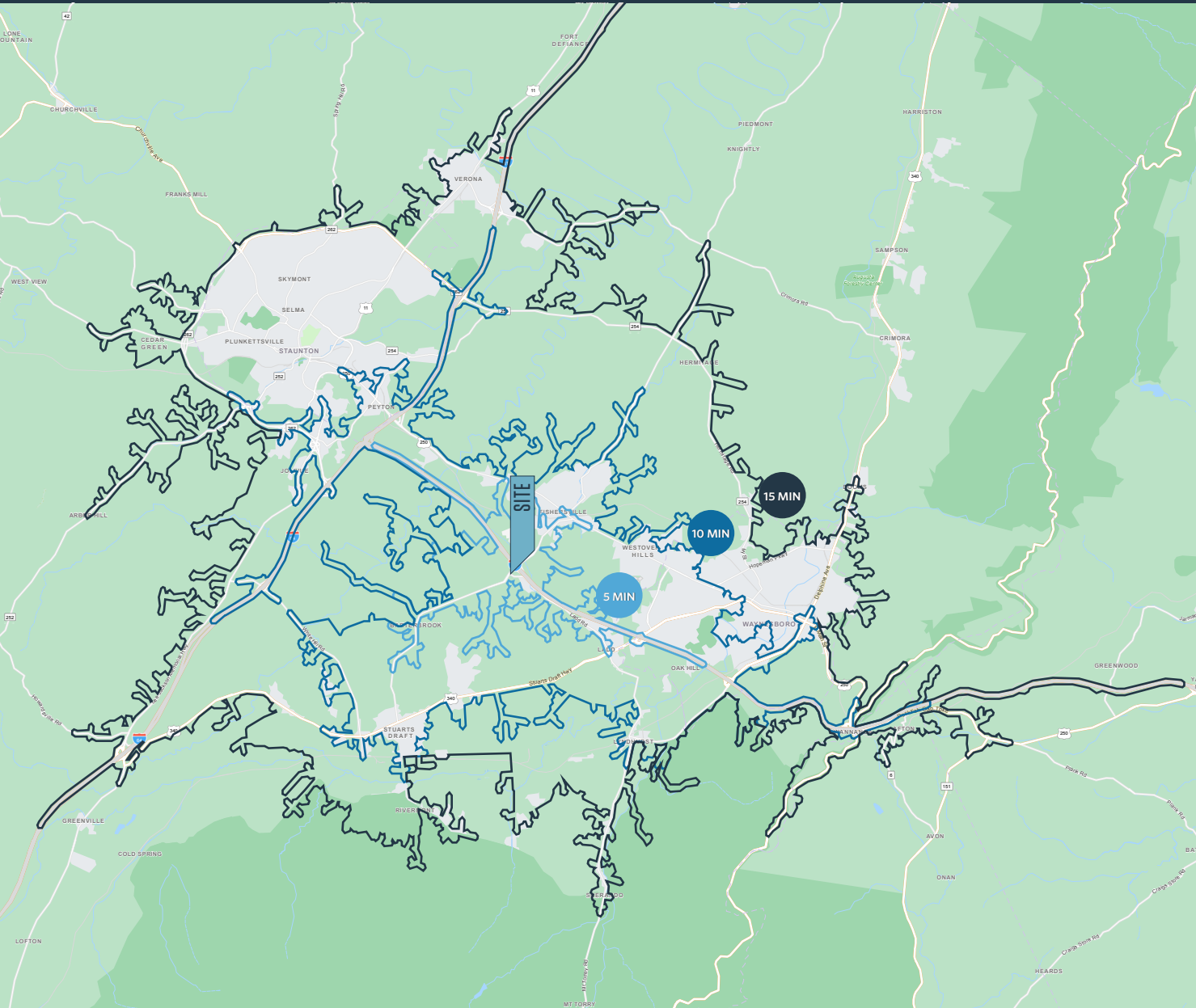
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DRIVE TIMES

FISHERSVILLE CONVENIENCE CENTER

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



DRIVE TIME DEMOGRAPHICS | 2026:

5 MIN	10 MIN	15 MIN
Population		
861	25,742	73,140
Daytime Population		
5,688	33,001	80,569
Households		
316	10,525	30,492
Median HH Income		
\$77,846	\$68,062	\$66,556

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

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SITE PLAN

FISHERSVILLE CONVENIENCE CENTER

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



AVAILABLE SPACE:

SIZE	RATE	DELIVERY CONDITION	TIMING OF AVAILABILITY
1,827 SF	"MARKET*"	"AS-IS"	IMMEDIATE
2,512 SF	"MARKET*"	"AS-IS"	IMMEDIATE
2,496 SF	"MARKET*"	"AS-IS"	IMMEDIATE
PAD SITE	"MARKET*"	"AS-IS"	IMMEDIATE

*EST. NNN: \$5.62 PSF

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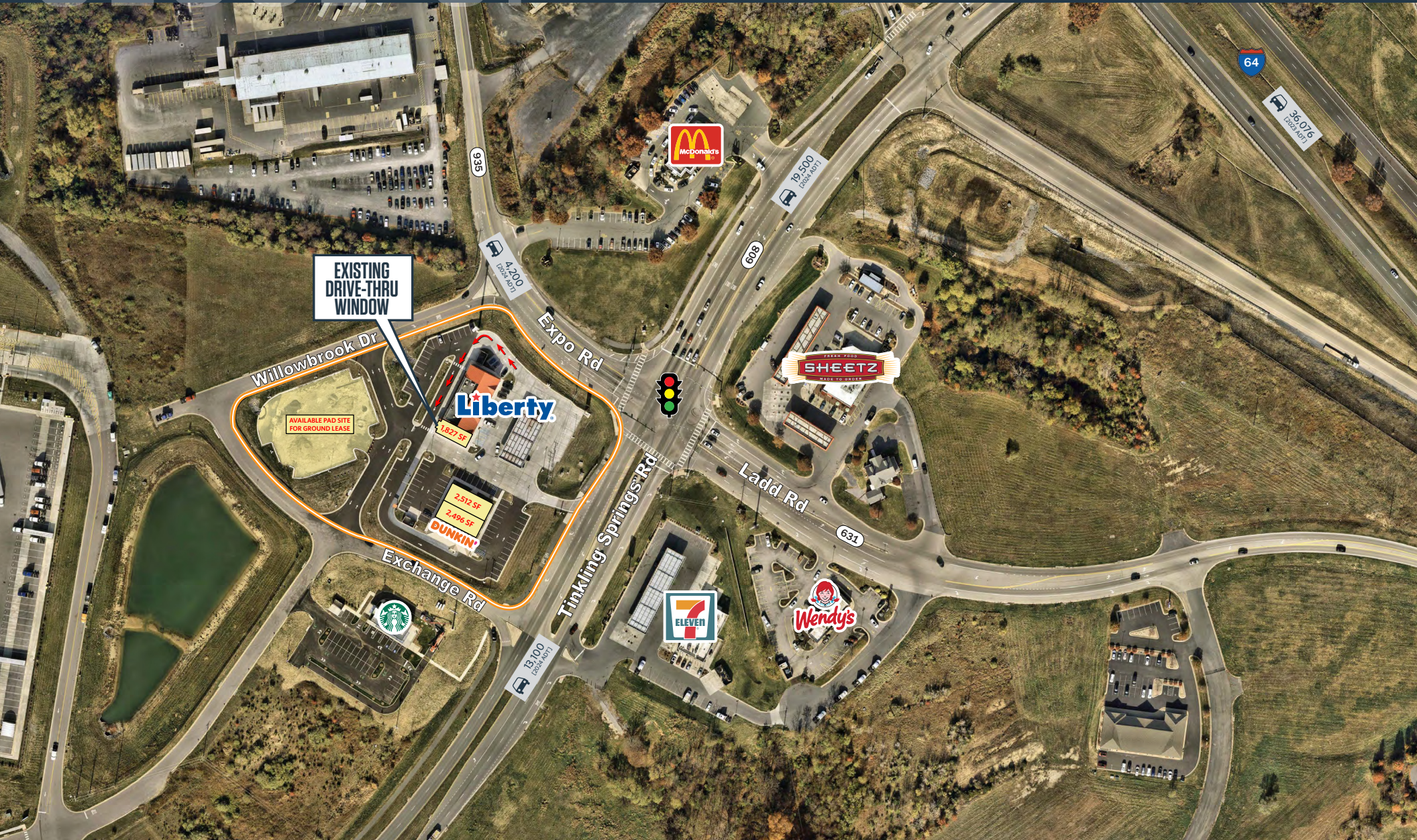
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CLOSE-UP

FISHERSVILLE CONVENIENCE CENTER

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



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MID-VIEW

FISHERSVILLE CONVENIENCE CENTER

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FISHERSVILLE CONVENIENCE CENTER

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

FOR MORE INFORMATION, PLEASE CONTACT:

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