



## JOIN THESE RETAILERS



## FORMER BANK BRANCH AVAILABLE

- Building Size: 6,584 SF with drive thru lanes
- Land Area: 1.33 Acre
- Approximately 40 parking spaces
- Large free standing pylon sign
- Highly visible corner parcel on Duff Patt Hwy (9,811 ADT)
- Across the street from Tempur-Pedic 540,000 SF facility
- Asking Price: \$795,000

**MATT SKALET**

maskalet@klnb.com | 202-420-7775

**BEN BECKER**

bbecker@klnb.com | 202-420-7773

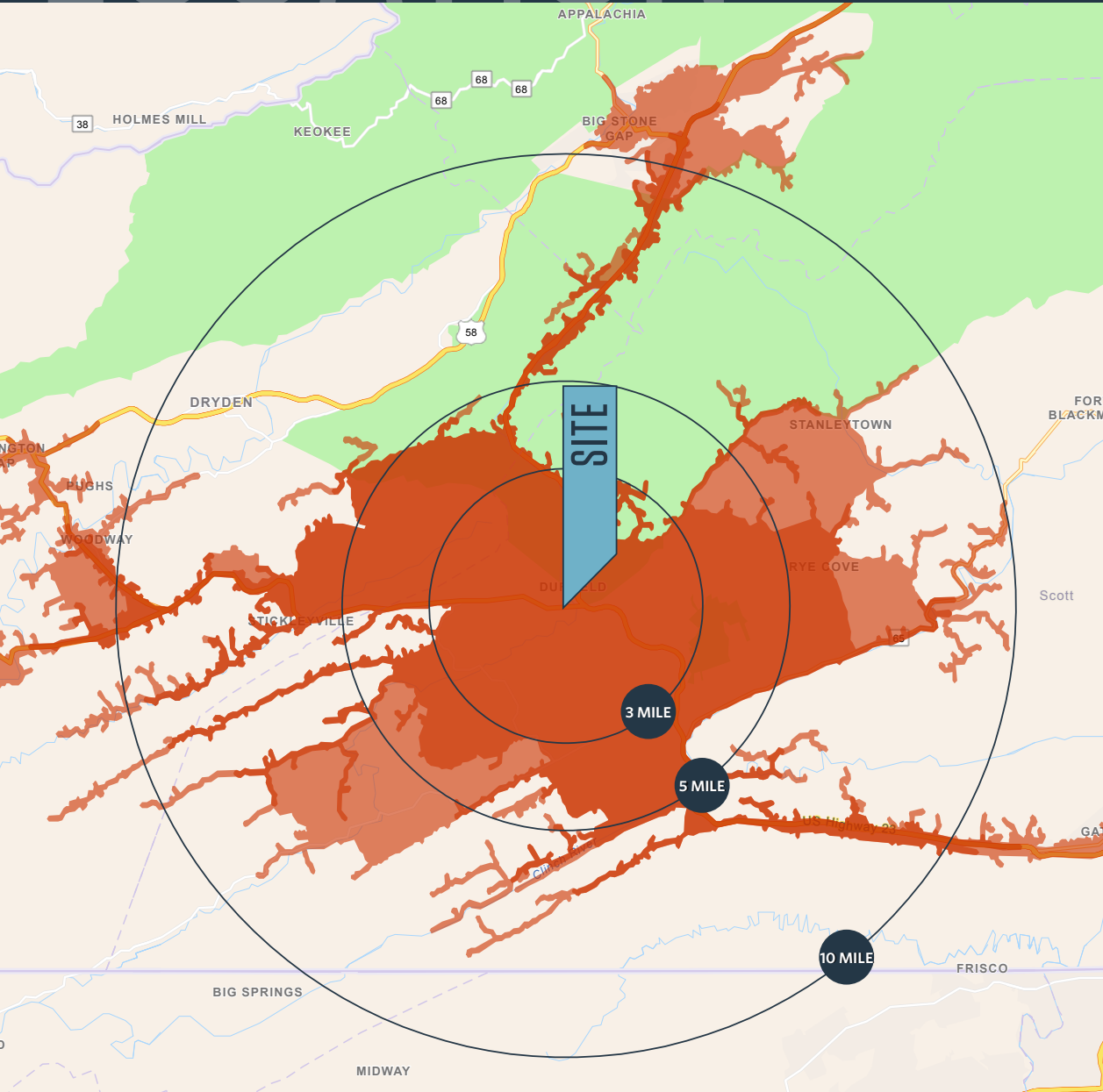
**RYAN SCHMITZ**

rschmitz@klnb.com | 202-602-1743

# LOCATION

# 466 DUFF PATT HIGHWAY

DUFFIELD, VA 24244, SCOTT COUNTY



## DEMOGRAPHICS | 2023:

	3-MILE	5-MILE	10-MILE	15-MIN	20-MIN
Population	2,180	3,694	14,063	4,687	11,944
Daytime Population	1,370	1,429	2,284	1,753	10,492
Households	672	1,334	5,361	1,712	4,883
Average HH Income	\$54,448	\$54,983	\$57,986	\$55,308	\$62,835

## TRAFFIC COUNTS | 2022:

Duff Pratt Highway	9,811 ADT
Boone Trail Road	1,298 ADT

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# AERIAL

# 466 DUFF PATT HIGHWAY

DUFFIELD, VA 24244, SCOTT COUNTY



Duffield  
Scott County | Virginia

## klnb

- Google Earth Pro -  
2018 Aerial Photograph  
While we have no reason to doubt the accuracy of  
any of the information supplied, we cannot,  
and do not, guarantee its accuracy.

DUFFIELD  
PRIMARY SCHOOL  
(282 Students)

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DUFFIELD, VA 24244, SCOTT COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

### MATT SKALET

[mskalet@klnb.com](mailto:maskalet@klnb.com)

202-420-7775

### BEN BECKER

[bbecker@klnb.com](mailto:bbecker@klnb.com)

202-420-7773

### RYAN SCHMITZ

[rschmitz@klnb.com](mailto:rschmitz@klnb.com)

202-602-1743

1130 Connecticut Ave, NW, Suite 600, Washington, DC 20036

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## klnb.com



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