

For Sale

Land for Sale in busy commercial area 1419 N Main St. Marion, VA



Land for sale

1.5 +/- acres for sale

Addition 1.5+/- acres available

Located on Marion's busy
Main St.

Zoned Commercial
Possible restaurant site



For More Information Contact:

Kelly Graham, CCIM
Graham & Associates, REALTORS
PO Box 2044
126 Edgemont Ave
Bristol, TN 37620
423-968-2276

Website:
www.KellyGraham.com

Email:
kgccim@kellygraham.com

SITE

1419 N Main St

Walmart

Walmart

Subway

McDonald's

SONIC
America's Drive-In

O'Reilly
AUTO PARTS

Bojangles
Famous Chicken & Biscuits

EconoLodge

Americas Best Value Inn

Shell

Ford

TSC TRACTOR SUPPLY CO.

DOLLAR TREE

692

11

691

81

F-010



Executive Summary

1419 S Main St, Marion, Virginia, 24354
Rings: 1, 3, 5 mile radii

Prepared By Graham & Associates - CCIM

Latitude: 36.82090
Longitude: -81.54736

	1 mile	3 miles	5 miles
Population			
2000 Population	612	8,863	13,553
2010 Population	589	8,589	13,112
2017 Population	577	8,590	13,225
2022 Population	567	8,479	13,103
2000-2010 Annual Rate	-0.38%	-0.31%	-0.33%
2010-2017 Annual Rate	-0.28%	0.00%	0.12%
2017-2022 Annual Rate	-0.35%	-0.26%	-0.19%
2017 Male Population	46.3%	47.2%	47.9%
2017 Female Population	53.7%	52.8%	52.1%
2017 Median Age	42.1	43.2	44.7

In the identified area, the current year population is 13,225. In 2010, the Census count in the area was 13,112. The rate of change since 2010 was 0.12% annually. The five-year projection for the population in the area is 13,103 representing a change of -0.19% annually from 2017 to 2022. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 42.1, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	91.3%	90.7%	91.6%
2017 Black Alone	5.0%	5.8%	4.9%
2017 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2017 Asian Alone	0.5%	0.6%	0.7%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.9%	0.8%	1.0%
2017 Two or More Races	1.9%	1.8%	1.7%
2017 Hispanic Origin (Any Race)	1.9%	2.0%	2.0%

Persons of Hispanic origin represent 2.0% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 19.3 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	256	3,674	5,588
2010 Households	255	3,598	5,492
2017 Total Households	249	3,549	5,473
2022 Total Households	244	3,491	5,406
2000-2010 Annual Rate	-0.04%	-0.21%	-0.17%
2010-2017 Annual Rate	-0.33%	-0.19%	-0.05%
2017-2022 Annual Rate	-0.40%	-0.33%	-0.25%
2017 Average Household Size	2.24	2.33	2.31

The household count in this area has changed from 5,492 in 2010 to 5,473 in the current year, a change of -0.05% annually. The five-year projection of households is 5,406, a change of -0.25% annually from the current year total. Average household size is currently 2.31, compared to 2.30 in the year 2010. The number of families in the current year is 3,551 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

November 14, 2017



Executive Summary

1419 S Main St, Marion, Virginia, 24354
Rings: 1, 3, 5 mile radii

Prepared By Graham & Associates - CCIM

Latitude: 36.82090
Longitude: -81.54736

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$29,203	\$31,065	\$35,091
2022 Median Household Income	\$30,240	\$32,397	\$36,968
2017-2022 Annual Rate	0.70%	0.84%	1.05%
Average Household Income			
2017 Average Household Income	\$44,557	\$45,982	\$51,067
2022 Average Household Income	\$50,412	\$51,946	\$57,895
2017-2022 Annual Rate	2.50%	2.47%	2.54%
Per Capita Income			
2017 Per Capita Income	\$19,034	\$20,187	\$21,857
2022 Per Capita Income	\$21,332	\$22,643	\$24,618
2017-2022 Annual Rate	2.31%	2.32%	2.41%

Households by Income

Current median household income is \$35,091 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$36,968 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$51,067 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$57,895 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$21,857 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$24,618 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	263	3,969	6,066
2000 Owner Occupied Housing Units	164	2,335	3,826
2000 Renter Occupied Housing Units	92	1,339	1,762
2000 Vacant Housing Units	7	295	478
2010 Total Housing Units	275	4,057	6,217
2010 Owner Occupied Housing Units	152	2,163	3,596
2010 Renter Occupied Housing Units	103	1,435	1,896
2010 Vacant Housing Units	20	459	725
2017 Total Housing Units	275	4,086	6,298
2017 Owner Occupied Housing Units	141	2,027	3,431
2017 Renter Occupied Housing Units	108	1,521	2,042
2017 Vacant Housing Units	26	537	825
2022 Total Housing Units	278	4,114	6,347
2022 Owner Occupied Housing Units	137	1,977	3,373
2022 Renter Occupied Housing Units	107	1,515	2,033
2022 Vacant Housing Units	34	623	941

Currently, 54.5% of the 6,298 housing units in the area are owner occupied; 32.4%, renter occupied; and 13.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 6,217 housing units in the area - 57.8% owner occupied, 30.5% renter occupied, and 11.7% vacant. The annual rate of change in housing units since 2010 is 0.58%. Median home value in the area is \$100,727, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.67% annually to \$114,932.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

November 14, 2017