

EAST STUART DRIVE • US-221 N HWY





GALAX, VIRGINIA

Retail Pad and Shop Space AVAILABLE

HIGHLIGHTS

- Signalized Intersection Across From a Super Regional Walmart.
- Opportunities for Pad Sites, In Line Retail, Ground Lease or Build to Suit.
- Trade Area Spanning Over 15 Miles

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile	Trade Area
 Population	1,807	7,398	14,299	47,145
 Households	777	3,104	5,995	19,912
 Avg HH Income	\$75,718	\$65,296	\$62,850	\$56,781
 Employees	1,261	5,097	7,493	16,278



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MARKET AERIAL

EAST STUART DRIVE | Galax, VA



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SITE AERIAL

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CONCEPTUAL PLAN

EAST STUART DRIVE | Galax, VA



NO.	DATE	REVISION	BY	CHK.	APPV.
A	6-14-22	ISSUED FOR REVIEW	AT	JR	



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**GALAX CAR WASH - SITE #3
SITE DEVELOPMENT PLAN**

SCALE: 1" = 40'
DATE: 06/14/22
SHEET NO. 1 OF 2

SHEET NO.
C-1.2

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Galax Trade Area (Based on Wal-Mart Shopping Center)



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Ranking Overview

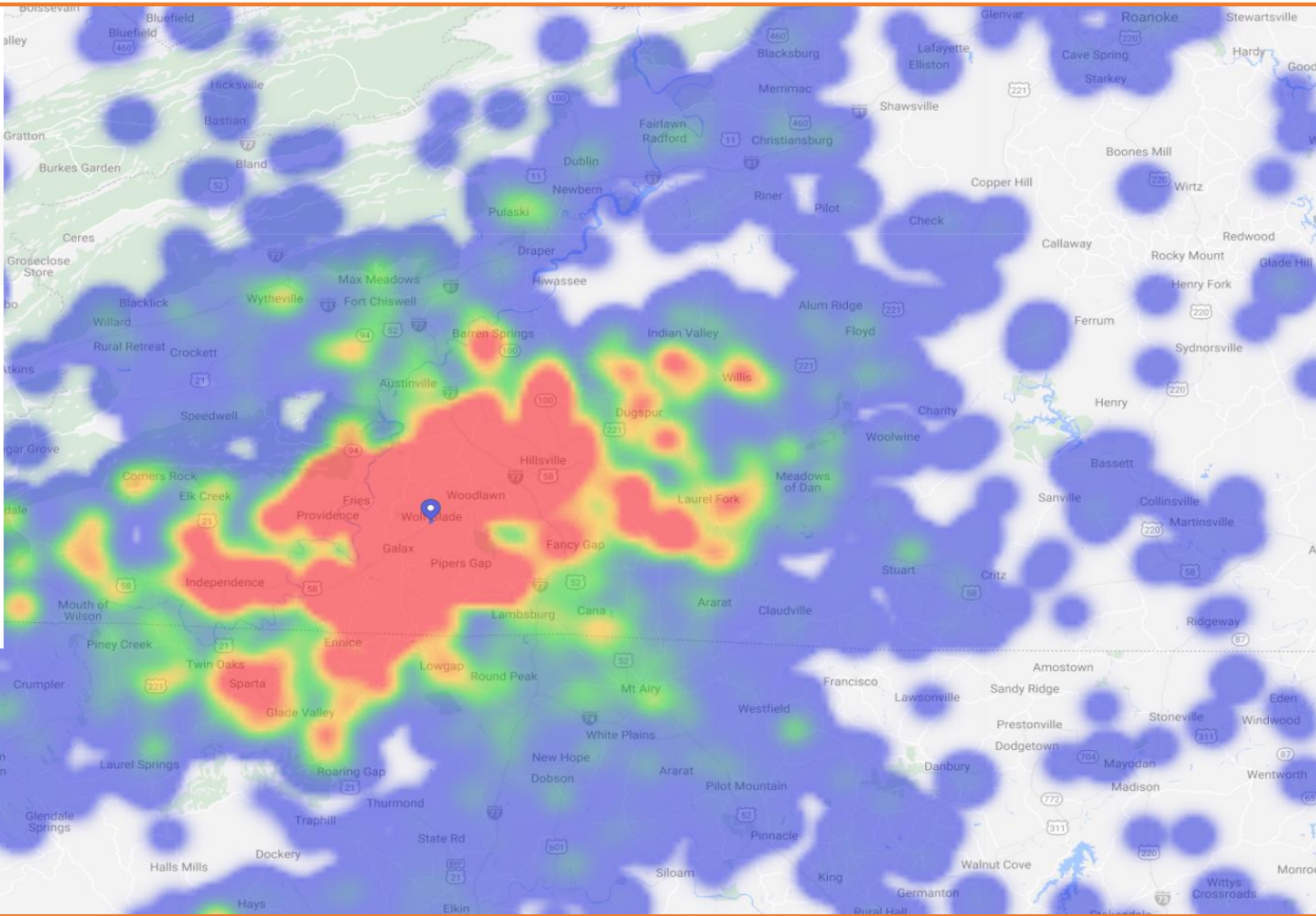
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Within: **Category: Shopping Centers** Metric: **Visits**

United States
 3,345 / 32,061
 View List

Virginia
 100 / 1,121
 View List

Local: 30mi
 2 / 19
 View List



of Visits

- 230 - 7.5K
- 173 - 229
- 116 - 172
- 58 - 115
- < 57

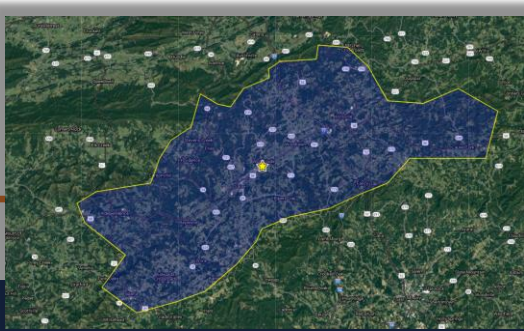
Map Hybrid

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Trade Area Demographics

EAST STUART DRIVE | Galax, VA



East Stuart Drive Galax, Virginia

Trade Area

Population	
2021 Estimated Population	43,475
2026 Projected Population	43,603
2010 Census Population	43,880
2000 Census Population	43,536
Projected Annual Growth 2021 to 2026	-
Historical Annual Growth 2000 to 2021	-
Households	
2021 Estimated Households	18,318
2026 Projected Households	18,078
2010 Census Households	18,711
2000 Census Households	18,432
Projected Annual Growth 2021 to 2026	-0.3%
Historical Annual Growth 2000 to 2021	-
Age	
2021 Est. Population Under 10 Years	9.7%
2021 Est. Population 10 to 19 Years	10.6%
2021 Est. Population 20 to 29 Years	11.0%
2021 Est. Population 30 to 44 Years	15.9%
2021 Est. Population 45 to 59 Years	20.6%
2021 Est. Population 60 to 74 Years	21.2%
2021 Est. Population 75 Years or Over	10.9%
2021 Est. Median Age	46.3

East Stuart Drive Galax, Virginia

Trade Area

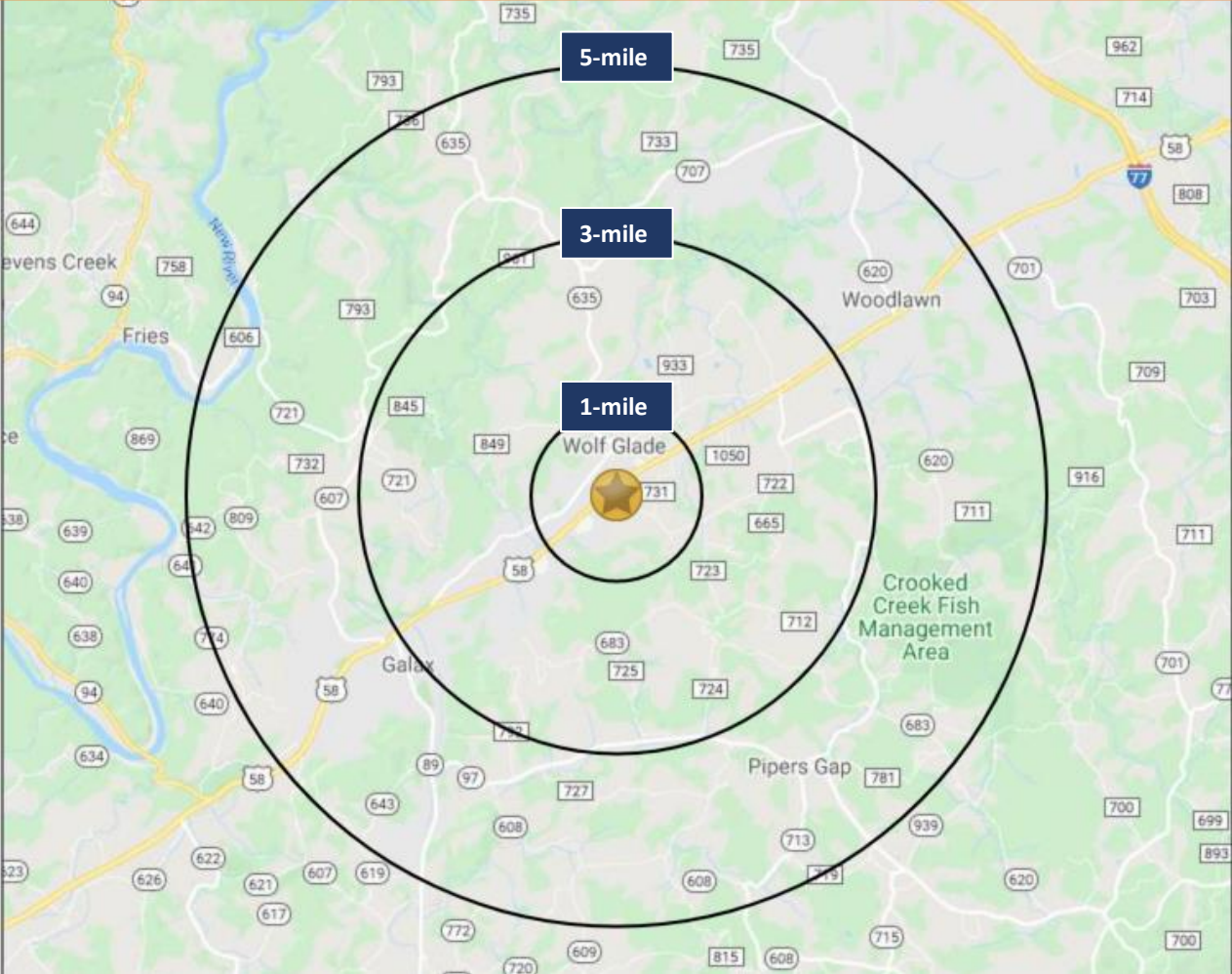
Marital Status & Gender	
2021 Est. Male Population	49.7%
2021 Est. Female Population	50.3%
2021 Est. Never Married	23.0%
2021 Est. Now Married	48.7%
2021 Est. Separated or Divorced	19.1%
2021 Est. Widowed	9.2%
Income	
2021 Est. HH Income \$200,000 or More	1.9%
2021 Est. HH Income \$150,000 to \$199,999	1.6%
2021 Est. HH Income \$100,000 to \$149,999	8.4%
2021 Est. HH Income \$75,000 to \$99,999	11.1%
2021 Est. HH Income \$50,000 to \$74,999	21.7%
2021 Est. HH Income \$35,000 to \$49,999	16.0%
2021 Est. HH Income \$25,000 to \$34,999	12.8%
2021 Est. HH Income \$15,000 to \$24,999	12.8%
2021 Est. HH Income Under \$15,000	13.6%
2021 Est. Average Household Income	\$58,411
2021 Est. Median Household Income	\$45,467
2021 Est. Per Capita Income	\$25,112
2021 Est. Total Businesses	1,565
2021 Est. Total Employees	15,706

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DEMOGRAPHIC RADIUS MAP

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1, 3 & 5-MILE DEMOGRAPHICS

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East Stuart Drive Galax, Virginia

	1 mi	3 mi	5 mi	
POPULATION	2021 Estimated Population	1,807	7,398	14,299
	2026 Projected Population	1,826	7,493	14,465
	2010 Census Population	1,955	7,752	15,019
	2000 Census Population	1,792	7,218	14,325
	Projected Annual Growth 2021 to 2026	0.2%	0.3%	0.2%
	Historical Annual Growth 2000 to 2021	-	0.1%	-
HOUSEHOLDS	2021 Estimated Households	777	3,104	5,995
	2026 Projected Households	759	3,035	5,855
	2010 Census Households	840	3,261	6,324
	2000 Census Households	782	3,079	6,092
	Projected Annual Growth 2021 to 2026	-0.5%	-0.4%	-0.5%
	Historical Annual Growth 2000 to 2021	-	-	-
AGE	2021 Est. Population Under 10 Years	10.8%	11.4%	11.0%
	2021 Est. Population 10 to 19 Years	11.1%	11.8%	11.5%
	2021 Est. Population 20 to 29 Years	10.7%	11.4%	11.5%
	2021 Est. Population 30 to 44 Years	15.8%	16.3%	16.4%
	2021 Est. Population 45 to 59 Years	19.4%	19.8%	20.4%
	2021 Est. Population 60 to 74 Years	21.5%	19.8%	19.8%
	2021 Est. Population 75 Years or Over	10.8%	9.3%	9.4%
	2021 Est. Median Age	45.4	42.9	43.6

East Stuart Drive Galax, Virginia

	1 mi	3 mi	5 mi		
MARITAL STATUS & GENDER	2021 Est. Male Population	47.0%	47.8%	48.3%	
	2021 Est. Female Population	53.0%	52.2%	51.7%	
	2021 Est. Never Married	18.2%	20.2%	20.1%	
	2021 Est. Now Married	54.7%	52.9%	51.0%	
	2021 Est. Separated or Divorced	17.1%	17.0%	19.3%	
	2021 Est. Widowed	10.1%	9.8%	9.6%	
	INCOME	2021 Est. HH Income \$200,000 or More	4.6%	3.3%	2.6%
		2021 Est. HH Income \$150,000 to \$199,999	1.5%	1.5%	1.2%
		2021 Est. HH Income \$100,000 to \$149,999	10.4%	9.1%	8.3%
		2021 Est. HH Income \$75,000 to \$99,999	15.3%	12.7%	12.2%
2021 Est. HH Income \$50,000 to \$74,999		20.8%	20.3%	22.2%	
2021 Est. HH Income \$35,000 to \$49,999		13.8%	16.0%	15.8%	
2021 Est. HH Income \$25,000 to \$34,999		10.3%	13.3%	12.0%	
2021 Est. HH Income \$15,000 to \$24,999		12.0%	11.4%	11.2%	
2021 Est. HH Income Under \$15,000		11.2%	12.4%	14.6%	
2021 Est. Average Household Income		\$75,718	\$65,296	\$62,850	
2021 Est. Median Household Income	\$53,229	\$50,423	\$48,722		
2021 Est. Per Capita Income	\$32,676	\$27,495	\$26,610		
2021 Est. Total Businesses	115	387	623		
2021 Est. Total Employees	1,261	5,097	7,493		

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