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165 Duff Depot Lane, Duffield, VA 24244

$675,000 · MLS #9992084 · www.brphomes.com/mls/9992084



1969	2.18
YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1969
Lot Acreage: 2.18
City Taxes: $0
County Taxes: $1,286.67

Description

Strategically located property at the intersection of **U.S. Route 23 and U.S. Route 58 in Duffield, one of the primary transportation corridors serving Southwest Virginia and the Tri-State region. This highly visible location sits at a signalized highway intersection with strong regional traffic flow and excellent access

• Strong Regional Traffic Counts

Approximately 14,000-20,000 vehicles per day on US-23 and 6,000-12,000 vehicles per day on US-58, providing excellent exposure for commercial development.

• Regional Workforce & Employment Hub

Nearby manufacturing and industrial employers generate steady commuter traffic through the corridor, creating strong potential for businesses serving breakfast, lunch, and after-work customers.

- Multi-County Market Reach

Strategically positioned to serve customers traveling between Kingsport, Gate City, Norton, surrounding communities in Lee County, and nearby areas of Kentucky.

- Flexible Commercial Potential

High-visibility location suitable for retail, fuel station, quick-service restaurant, contractor services, equipment sales, warehouse, or storage development (subject to approvals).

Although Duffield has a small residential population, the surrounding area supports a strong daytime workforce driven by nearby manufacturing and industrial employers (Tempur-Sealy, Rogers Foam, Komatsu and Virginia Forest Products). The steady flow of community traffic in addition to highway travelers will ensure the success of your business. This is a one time only opportunity.

Features & Amenities

EXTERIOR

County Road • Highway

OTHER

Aerial • At Road Sewer • Average Condition • Electricity Available • Fee Simple • Public Water • Restaurant • Service Station • Utility Easement Restrictions • Water Connected

Listing courtesy of A Team Real Estate Professionals

SCAN TO VIEW ONLINE
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