



**Retail Advisors**

*Assembling the Retail World*

# FREE-STANDING FAST-FOOD OPPORTUNITY

**505 E Main St.,**

**Bedford VA 24523**

## Property Features:



### **Excellent Location**

Easy access and great visibility from E Main Street.



### **Traffic Counts**

East Main Street 5,935 VPD (2024)



### **Area Tenancy**

KFC, Walmart Supercenter, Huddle House, Domino's, First Citizen's Bank, Truist Bank, Atlantic Union Bank & more!



**This approximately 3,058 sqft. restaurant with a drive-thru is situated on approximately 1.31 AC along East Main Street in Downtown Bedford.**

# FOR SALE



Contact Us

**757-898-7890**

Visit Our Website

**[www.retailadvisors.us](http://www.retailadvisors.us)**





**505 E MAIN ST,  
BEDFORD, VA 24523**

Featuring excellent visibility along East Main Street, this **Free-standing restaurant with a drive-thru** is located in the heart of Bedford.



### Demographic Summary

	<u>3 miles</u>	<u>5 miles</u>	<u>7 miles</u>
2024 Estimated Population:	9,485	13,179	17,855
2024 Est. Median HH Income:	\$70,865	\$73,833	\$75,532
2024 Est. Total Employees:	5,080	6,384	6,834



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505 East Main Street

Bedford, VA 24523

November 2024

**Retail Advisors**  
Presenting the Retail World

Site



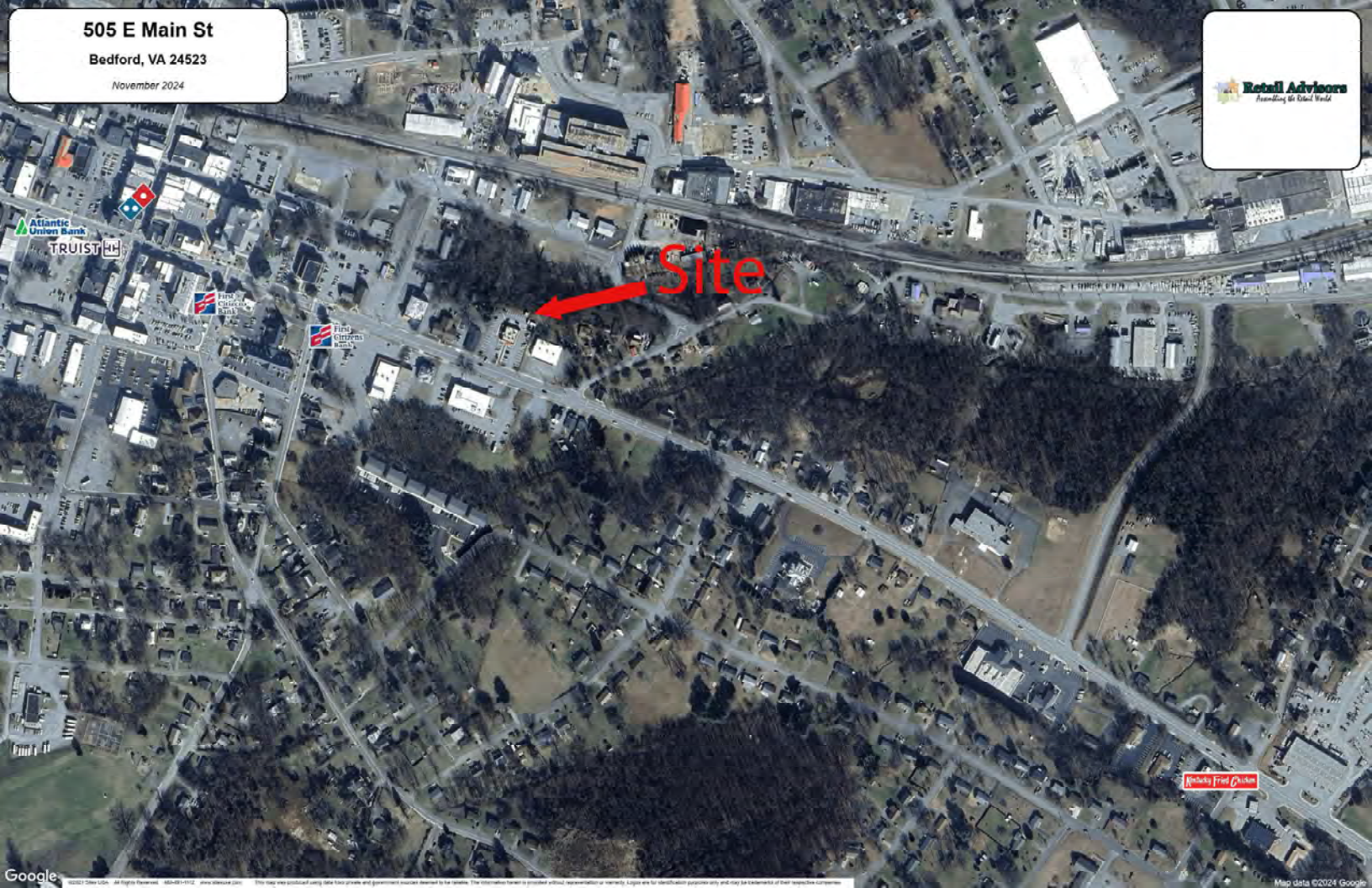
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Bedford, VA 24523

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# Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups

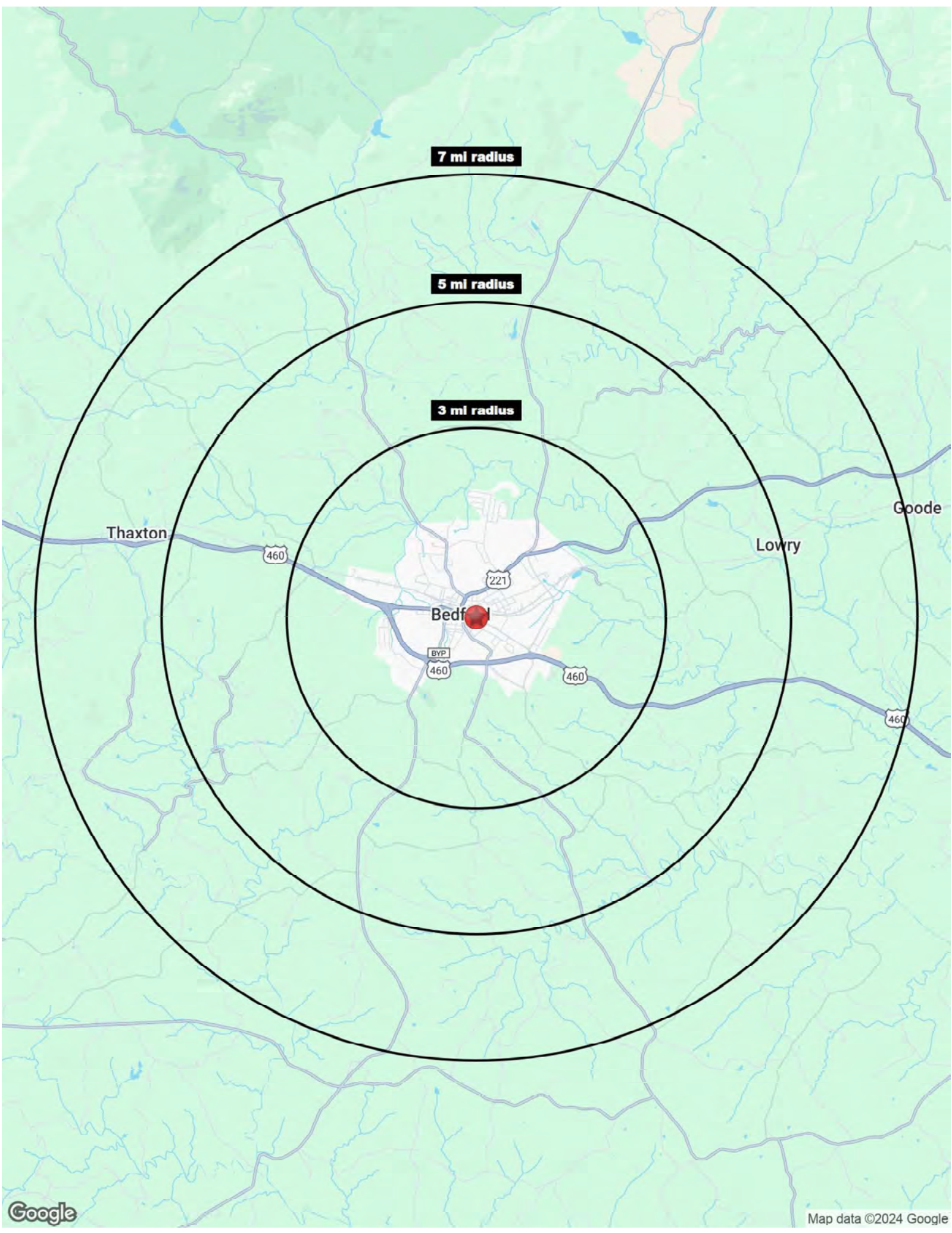


Retail Advisors, Inc.  
 Lat/Lon: 37.3335/-79.5188

505 E Main St Bedford, VA 24523	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2024 Estimated Population	9,485	13,179	17,855
2029 Projected Population	9,864	13,727	18,639
2020 Census Population	9,441	13,172	17,759
2010 Census Population	9,385	13,073	17,629
Projected Annual Growth 2024 to 2029	0.8%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	-	-	-
2024 Median Age	43.9	45.1	45.7
<b>Households</b>			
2024 Estimated Households	4,138	5,744	7,726
2029 Projected Households	4,305	5,984	8,065
2020 Census Households	4,013	5,591	7,497
2010 Census Households	3,909	5,427	7,281
Projected Annual Growth 2024 to 2029	0.8%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	0.4%	0.4%	0.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	80.5%	82.2%	83.4%
2024 Estimated Black or African American	14.8%	13.6%	12.3%
2024 Estimated Asian or Pacific Islander	0.8%	0.7%	0.7%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2024 Estimated Other Races	3.8%	3.5%	3.4%
2024 Estimated Hispanic	2.5%	2.2%	2.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$98,199	\$102,810	\$104,907
2024 Estimated Median Household Income	\$70,865	\$73,833	\$75,532
2024 Estimated Per Capita Income	\$43,058	\$44,979	\$45,519
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.8%	3.4%	3.4%
2024 Estimated Some High School (Grade Level 9 to 11)	6.8%	6.9%	6.8%
2024 Estimated High School Graduate	28.0%	27.7%	28.1%
2024 Estimated Some College	17.4%	17.2%	17.2%
2024 Estimated Associates Degree Only	6.4%	6.7%	6.9%
2024 Estimated Bachelors Degree Only	23.5%	23.6%	23.3%
2024 Estimated Graduate Degree	14.1%	14.5%	14.4%
<b>Business</b>			
2024 Estimated Total Businesses	493	558	644
2024 Estimated Total Employees	5,080	6,384	6,834
2024 Estimated Employee Population per Business	10.3	11.4	10.6
2024 Estimated Residential Population per Business	19.3	23.6	27.7

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7 mi radius

5 mi radius

3 mi radius

Thaxton

460

221

Bedford

BYP  
460

460

Lowry

Goode

460