AVAILABLE

Ground Lease | Build-to-Suit

±2.14 Acre B-2 Commercial Pad at I-81 Exit 302

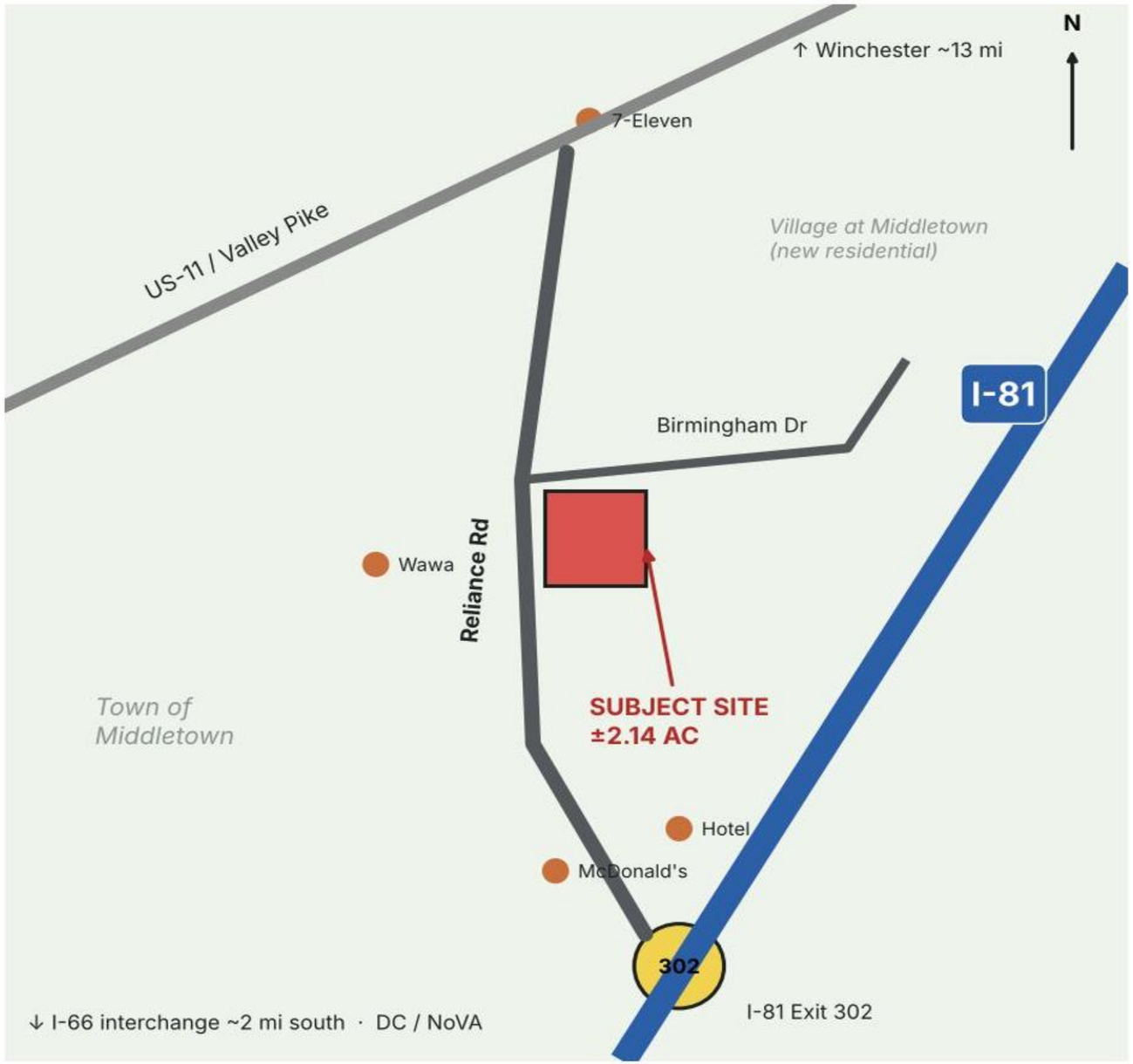
1 Reliance Road (corner of Birmingham Dr), Middletown, VA 22645

- Zoned B-2 Highway Commercial
- Public water & sewer at site
- Flat, cleared, ready to build
- ~0.3 mi to I-81 · ~2 mi to I-66
- Open to ANY permitted use
- Co-brokers welcome

QSR · Coffee · Retail · Medical · Auto Service · Hotel · Mixed-Use

Vijay Kurra · DVK Group · (540) 692-6054 · vijay.kurra@gmail.com

Location — Gateway to Middletown at I-81 Exit 302



Location Highlights

Interstate

Minutes to I-81 Exit 302

Connector

~2 mi to I-66 (to DC/NoVA)

Regional hub

~13 mi to Winchester

Nearby users

Wawa · 7-Eleven · McDonald's

Neighbors

New homes + hotel + retail

1 Reliance Rd, Middletown, VA 22645

±2.14 AC · B-2 · Water & sewer at site

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Schematic, not to scale. Distances approximate; parcel position indicative.

Concept A — Dual Drive-Thru Pads

Engineered layout on file (Pennoni) · QSR ±4,280 SF + Coffee/QSR ±1,718 SF

1 RELIANCE ROAD · MIDDLETOWN, VA 22645 · ±2.14 AC · ZONED B-2



DVK GROUP · SITE CONCEPT

SITE DATA

Site area	**±2.14 AC (±92,242 SF)**
Zoning	**B-2 Highway Commercial**
Building 1 (QSR)	**±4,280 SF · 1.3 AC lease**
Building 2 (Coffee/QSR)	**±1,718 SF · 0.8 AC lease**
Parking provided	**±56 spaces**
Drive-thru stacking	**±10 + ±8 cars**
Setbacks	**40' streets · 20' side/rear**
Access	**Birmingham Dr + Reliance Rd**

LEGEND

- Proposed building
- Asphalt drive / parking
- Drive-thru / stacking lane
- Concrete walk / plaza
- Landscape
- Stormwater mgmt. pond
- Property line

NOTES

- Pads can be ground-leased separately
- Stormwater pond & screening per eng. plan
- Outdoor seating at landscaped edge

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Conceptual only — not engineered. Subject to survey & Town approvals.

Concept B — Select-Service Hotel

±65 keys · 4 stories · interstate-exit hospitality

1 RELIANCE ROAD · MIDDLETOWN, VA 22645 · ±2.14 AC · ZONED B-2



DVK GROUP · SITE CONCEPT

SITE DATA

Site area	**±2.14 AC (±92,242 SF)**
Zoning	**B-2 Highway Commercial**
Footprint / GFA	**±10,600 / ±42,400 SF**
Keys	**±65**
Parking provided	**±60 spaces**
Parking ratio	**±0.92 per key**
Amenities	**Pool · porte-cochère**
Access	**Birmingham Dr + Reliance Rd**

LEGEND

- Proposed building
- Asphalt drive / parking
- Drive-thru / stacking lane
- Concrete walk / plaza
- Landscape
- Stormwater mgmt. pond
- Property line

NOTES

- Corridor plan favors traveler-serving uses
- Height/density subject to Town review
- Brand prototype to confirm footprint

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Concept C — Medical / Retail Building

±10,000 SF · single or multi-tenant (up to 4 suites)

1 RELIANCE ROAD · MIDDLETOWN, VA 22645 · ±2.14 AC · ZONED B-2



DVK GROUP · SITE CONCEPT

SITE DATA

Site area	**±2.14 AC (±92,242 SF)**
Zoning	**B-2 Highway Commercial**
Building	**±10,000 SF · 1 story**
Suites	**1–4 (±2,500 SF min.)**
Parking provided	**±71 spaces**
Parking ratio	**±7.1 per 1,000 SF**
Ideal users	**Urgent care · dental · retail**
Access	**Birmingham Dr + Reliance Rd**

LEGEND

- Proposed building
- Asphalt drive / parking
- Drive-thru / stacking lane
- Concrete walk / plaza
- Landscape
- Stormwater mgmt. pond
- Property line

NOTES

- Storefronts face main parking field
- Medical ratio (5/1,000) achievable
- Covered drop-off at east end

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Concept D — Express Car Wash + Quick-Lube + EV

Auto-service pad with EV fast-charging hub

1 RELIANCE ROAD · MIDDLETOWN, VA 22645 · ±2.14 AC · ZONED B-2



DVK GROUP · SITE CONCEPT

SITE DATA

Site area	**±2.14 AC (±92,242 SF)**
Zoning	**B-2 Highway Commercial**
Car wash tunnel	**±4,500 SF**
Quick-lube	**±2,000 SF · 3 bays**
EV / vacuum bays	**12**
Stacking	**±30 cars · 3 lanes**
Parking provided	**±13 + 12 EV/vac**
Access	**Birmingham Dr + Reliance Rd**

LEGEND

- Proposed building
- Asphalt drive / parking
- Drive-thru / stacking lane
- Concrete walk / plaza
- Landscape
- Stormwater mgmt. pond
- Property line

NOTES

- Wash & lube can be separate ground leases
- Use permissions to be confirmed with Town
- EV bays suit network-operator ground lease

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Concept E — Vertical Mixed-Use

±10,800 SF ground-floor commercial + apartments above

1 RELIANCE ROAD · MIDDLETOWN, VA 22645 · ±2.14 AC · ZONED B-2



DVK GROUP · SITE CONCEPT

SITE DATA

Site area	**±2.14 AC (±92,242 SF)**
Zoning	**B-2 Highway Commercial**
Ground-floor commercial	**±10,800 SF**
Residential above	**Up to 22 units***
Stories	**3**
Parking provided	**±55 spaces**
Amenity	**Corner plaza**
Access	**Birmingham Dr + Reliance Rd**

LEGEND

- Proposed building
- Asphalt drive / parking
- Drive-thru / stacking lane
- Concrete walk / plaza
- Landscape
- Stormwater mgmt. pond
- Property line

NOTES

- *Village at Middletown proffers reference up to
- 22 apartments over commercial — confirm w/ Town
- Suits developer JV / build-to-suit partner

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