

## MULTI-TENANT BUILDING IN REVITALIZED VINTON

119 E. CLEVELAND AVE VINTON, VA 24179



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$795,000</b>
<b>Lot Size:</b>	<b>0.67 Acres</b>
<b>Year Built:</b>	<b>2005</b>
<b>Building Size:</b>	<b>7,368 SF</b>
<b>Zoning:</b>	<b>CBD</b>
<b>Price / SF:</b>	<b>\$107.90</b>

## PROPERTY OVERVIEW

Welcome to 119-129 E. Cleveland Avenue in the heart of Downtown Vinton. Constructed in 2005, this 7,368sf building offers both a retail and/or restaurant option for an owner-operator. As the former home to Cundiff Drug Store, 119 E. Cleveland Ave consists of approximately 4,900sf retail, while 129 E. Cleveland is comprised of 2,468sf and is currently leased to Smiley's Grill & BBQ.

With many attractive features such as storage, updated HVAC, a metal roof, ample parking, and a drive-thru, this building is attractively positioned for a new owner-operator. Call Bryan Musselwhite, CCIM, or Stephen Pendergrass today to schedule a tour.

- Drive-Thru in Place
- Ample Parking in Highly Walkable Environment
- Solid Construction w Metal Roof
- High Ceilings and Walkup Storage

**BRYAN MUSSELWHITE, CCIM**

Senior Vice President  
540.855.3654  
bmusselwhite@pocronk.com

**STEPHEN PENDERGRASS**

Vice President  
540.855.3655  
spendergrass@pocronk.com



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## MULTI - TENANT BUILDING IN REVITALIZED VINTON

PRICE REDUCED FROM \$995,850 TO \$795,950

Welcome to 119-129 E. Cleveland Avenue in the heart of Downtown Vinton. Constructed in 2005, this 7,388sf building offers both a retail and/or restaurant option for an owner-operator. As the former home to Cundiff Drug Store, 119 E. Cleveland Ave consists of approximately 4,900sf retail, while 129 E. Cleveland is comprised of 2,488sf and is currently leased to Smiley's Grill & BBQ. With many attractive features such as storage, updated HVAC, a metal roof, ample parking, and a drive-thru, this building is attractively positioned for a new owner-operator.



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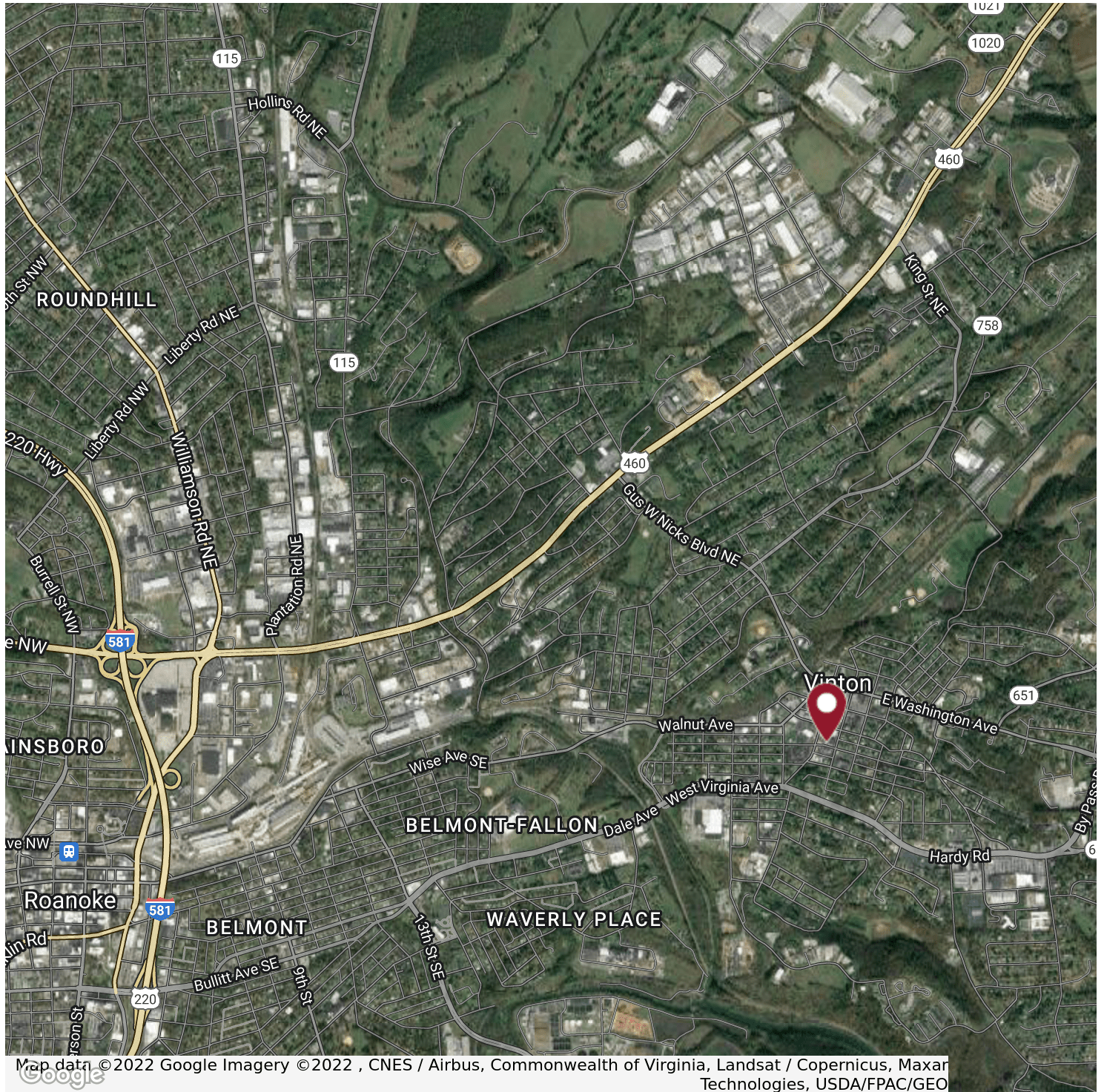
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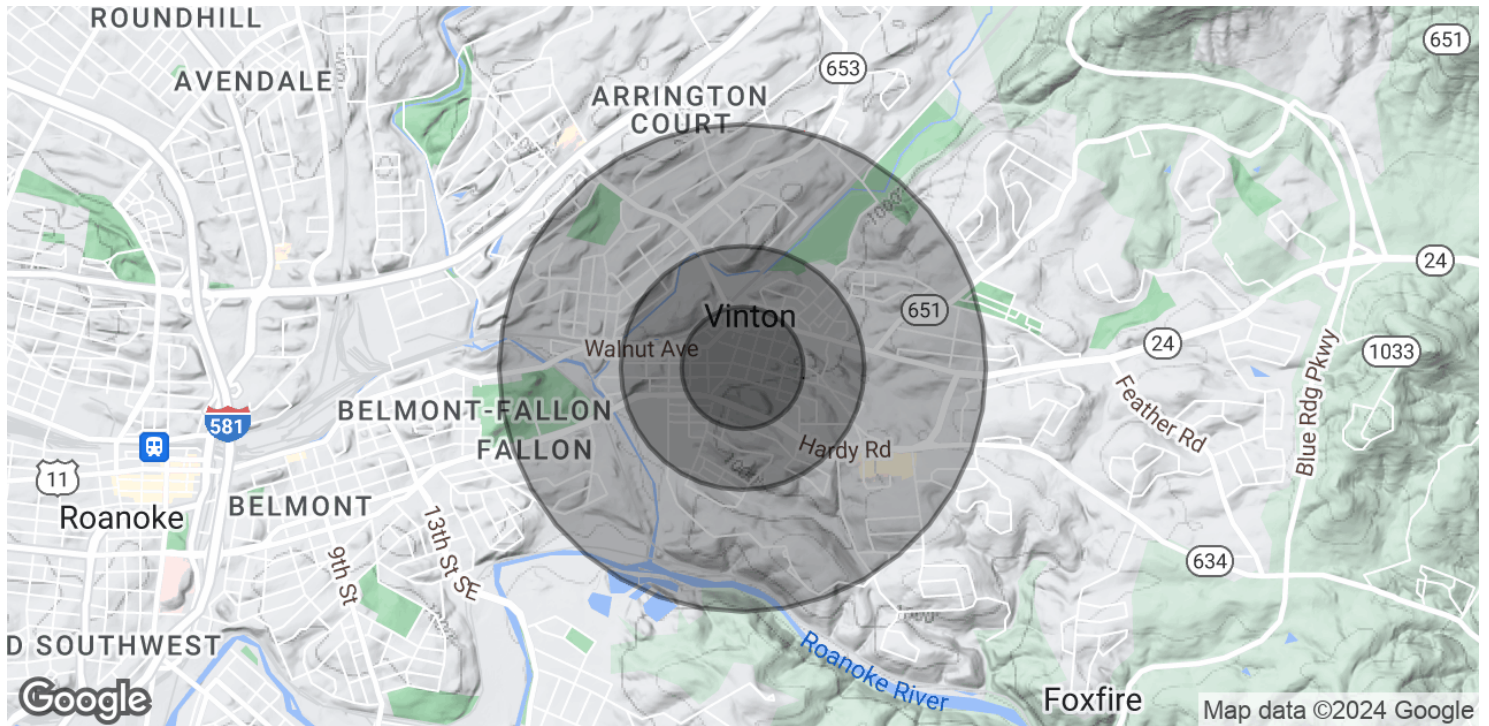
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	619	2,153	7,417
Average Age	41.0	40.3	37.1
Average Age (Male)	44.3	39.9	33.8
Average Age (Female)	34.9	38.8	40.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	405	1,322	3,824
# of Persons per HH	1.5	1.6	1.9
Average HH Income	\$67,626	\$64,236	\$58,302
Average House Value	\$140,301	\$142,017	\$148,074

\* Demographic data derived from 2020 ACS - US Census



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