



RETAIL PROPERTY FOR LEASE

568 - 588 EAST MAIN STREET, INDEPENDENCE, VA 24348



PROPERTY DESCRIPTION

Step into the perfect commercial space at Gynn Shopping Center located in Independence, VA. This remarkable property boasts a prime location with outstanding visibility and accessibility, making it an ideal choice for drawing in customers and clients. The design and expansive layout offer a versatile environment for creating a tailored office or retail space. Complete with ample parking and excellent foot traffic, this property presents a superb opportunity for any business seeking to thrive in a bustling setting. This property seamlessly blends style and functionality, delivering a ready-to-use solution for all your business requirements. Elevate your brand and establish a commanding presence in this impressive shopping center.

LOCATION DESCRIPTION

Conveniently located in the charming town of Independence, VA, the area surrounding the property offers a tranquil and inspiring setting for any tenant. Situated in the heart of the Blue Ridge Mountains, tenants will enjoy a picturesque backdrop of natural beauty, perfect for fostering a peaceful and productive work environment. Nearby, the historic Grayson County Courthouse and the New River Trail State Park provide opportunities for relaxation and exploration. With local dining options and shops just a stone's throw away, the location of this community and amenities offer a truly unique and inviting setting for any office or office building tenant.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	760 - 3,456 SF
Lot Size:	9.92 Acres

TOMMY PERRIGAN

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN
Total Space:	760 - 3,456 SF

Lease Term:	Negotiable
Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	1,200 SF	NNN	\$10.00 SF/yr	-
Suite 2	Available	760 SF	NNN	\$10.00 SF/yr	-
Suite 3	Available	1,024 SF	NNN	\$10.00 SF/yr	-
584 - 586 Main ST	Available	3,456 SF	NNN	\$10.00 SF/yr	-
588 Main ST	Available	2,458 SF	NNN	Negotiable	-

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INSIDE SPACE



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ENDCAP AVAILABLE



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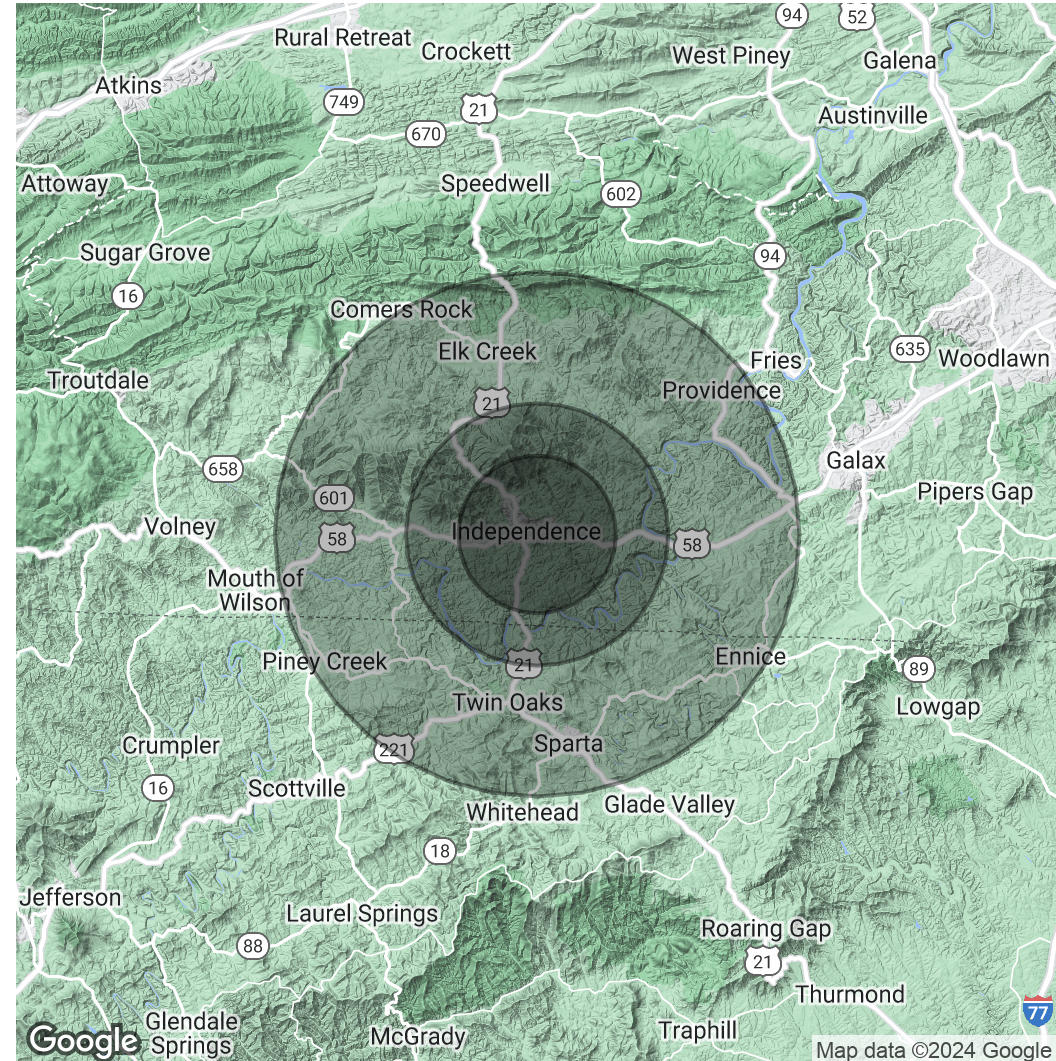


DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,034	4,161	13,945
Average Age	46	46	47
Average Age (Male)	45	45	46
Average Age (Female)	48	48	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,016	1,482	5,897
# of Persons per HH	3	2.8	2.4
Average HH Income	\$66,258	\$66,508	\$69,443
Average House Value	\$191,240	\$205,813	\$228,898

Demographics data derived from AlphaMap



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LOCATION MAP



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