

119 E. Cleveland Ave



- Drive-Thru in Place
- Ample On-Site Parking
- Highly Walkable Location
- High Ceilings

VRC PROPERTIES | VRCPROPERTIES.COM | 3800 ELECTRIC ROAD, SUITE 405, ROANOKE, VA 24018

CCIM **SIOR**



JASON FOUNTAIN, CCIM
PRINCIPAL BROKER
540.354.6456
JASON@VRCPROPERTIES.COM

BRYAN MUSSELWHITE, CCIM, SIOR
SENIOR VICE PRESIDENT
540.314.7796
BRYAN@VRCPROPERTIES.COM

PROPERTY DESCRIPTION 119 E. CLEVELAND AVE | VINTON, VA 24179

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Total Parcel Area: ±0.67 Acres
Building Area: ±7,368 SF
Zoning: CBD
Market: Vinton
Lease Rate: \$18
Lease Type: NNN

PROPERTY HIGHLIGHTS

- Drive-Thru in Place
- Ample On-Site Parking
- Highly Walkable Location
- Solid Construction with Metal Roof
- High Ceilings
- Walkup Storage



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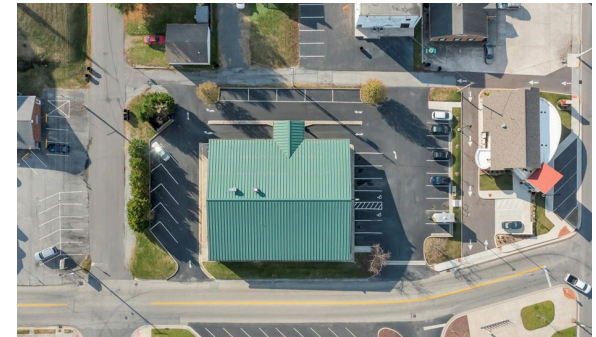
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LOCATION



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OUR TEAM

Our team holds memberships across leading commercial real estate organizations, with many professionals earning advanced industry designations and bringing experience in finance, investment, and regulatory fields. VRC Properties is equally committed to community impact, with team members actively serving on local boards and supporting civic initiatives.

YOUR LISTING TEAM



Jason Fountain, CCIM, is the Principal Broker of VRC Properties and a commercial real estate professional with 12 years of experience in sales, investment analysis, and advisory services. His background spans multiple asset classes, supported by his CCIM designation earned in 2007. Known for his analytical mindset and clear market insight, Jason provides clients with strategic guidance and dependable, results-oriented representation across their real estate investments.



Bryan Musselwhite, CCIM, SIOR, serves as Senior Vice President at VRC Properties, bringing more than 17 years of experience in brokerage, advisory, and investment services throughout the Mid-Atlantic region. A top-producing broker in Southwest Virginia, Bryan specializes in tenant and landlord representation, investment sales, and site selection. His SIOR and CCIM credentials reflect his expertise in negotiation, market strategy, and portfolio-level analysis, positioning him as a trusted advisor for clients seeking informed, high-impact real estate solutions.