

Family Dollar

3560 Foster Falls Rd, Barren Springs, VA 24313

Retail Property For Sale



Property Description

3560 Foster Falls Road – Barren Springs, VA 24313
Freestanding Retail | Dark Family Dollar | Net-Lease Investment

Property Overview

3560 Foster Falls Road offers a prime opportunity to acquire a freestanding 8,320 SF retail building situated on a 1.6-acre parcel along Foster Falls Road near Wysor Highway (VA-100), providing strong visibility within the Barren Springs trade area. Built in 2018, the property reflects modern construction standards and adaptable retail design.

This former Family Dollar location is currently dark, but per ownership, 2 years remain on the existing lease, offering near-term passive income while maintaining future flexibility for re-tenanting or repositioning.

Property Highlights

- 8,320 sf
- Lease Expiration - March 31, 2028

Offering Summary

Sale Price:	\$799,000
Lot Size:	1.6 Acres
Building Size:	8,320 SF
NOI:	\$83,500.08
Cap Rate:	10.45%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	33	71	207
Total Population	81	177	513
Average HH Income	\$68,814	\$68,814	\$69,200



ANDY MULLINS

Agent
540.580.6278
andy@andymullinscommercial.com

REALSTAR REALTORS

3959 Electric Rd, SW Ste 100
Roanoke, VA 24018
andymullinscommercial.com

Family Dollar

3560 Foster Falls Rd, Barren Springs, VA 24313

Retail Property For Sale



ANDY MULLINS

Agent
540.580.6278
andy@andymullinscommercial.com

REALSTAR REALTORS

3959 Electric Rd, SW Ste 100
Roanoke, VA 24018
andymullinscommercial.com

Family Dollar

3560 Foster Falls Rd, Barren Springs, VA 24313

Retail Property For Sale



ANDY MULLINS

Agent
540.580.6278
andy@andymullinscommercial.com

REALSTAR REALTORS

3959 Electric Rd, SW Ste 100
Roanoke, VA 24018
andymullinscommercial.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

Family Dollar

3560 Foster Falls Rd, Barren Springs, VA 24313

Retail Property For Sale



ANDY MULLINS

Agent
540.580.6278
andy@andymullinscommercial.com

REALSTAR REALTORS

3959 Electric Rd, SW Ste 100
Roanoke, VA 24018
andymullinscommercial.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

Family Dollar

3560 Foster Falls Rd, Barren Springs, VA 24313

Retail Property For Sale



ANDY MULLINS

Agent
540.580.6278
andy@andymullinscommercial.com

REALSTAR REALTORS

3959 Electric Rd, SW Ste 100
Roanoke, VA 24018
andymullinscommercial.com