



RETAIL SPACE FOR LEASE

159 PITTSTON RD, LEBANON, VA 24266



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 159 Pittston Rd, Lebanon, VA, 24266. Anchored by Food City Grocery the shop spaces offer ample parking, and modern amenities ideal for a wide range of business needs. With its prime location and excellent visibility, it's perfect for retail, office, or commercial use. The space available is unfinished and ideal for a tenant to create an inviting space for customers and employees, while the well-maintained exterior adds to its curb appeal. Join a thriving business community in this high-traffic area and elevate your brand with a prominent presence. Don't miss the chance to make this impressive property the new home for your business

LOCATION DESCRIPTION

Nestled in the heart of Lebanon, VA, this vibrant area offers a welcoming community and abundant opportunities for retail and neighborhood center tenants. The location is surrounded by a thriving mix of local businesses, providing a built-in customer base and a strong sense of community. Nearby landmarks such as The Russell County Fairgrounds and the beautiful Laurel Bed Lake offer recreational activities and draw visitors from the region. With its close proximity to schools, residential neighborhoods, and local amenities, the area provides an ideal setting for a retail or neighborhood center tenant to become an integral part of this dynamic and growing community.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	1,497 SF

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SUITE B

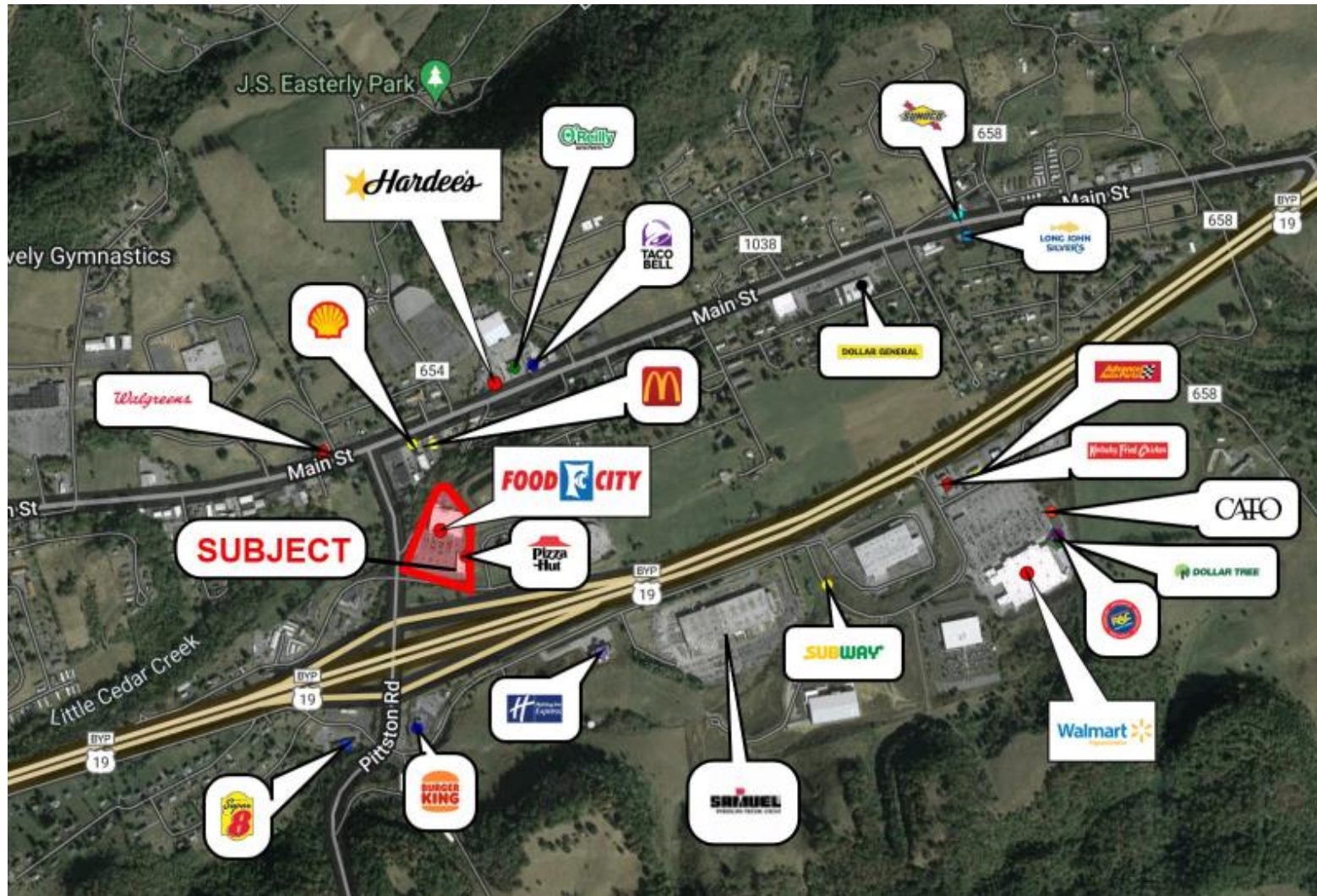


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RETAIL AERIAL



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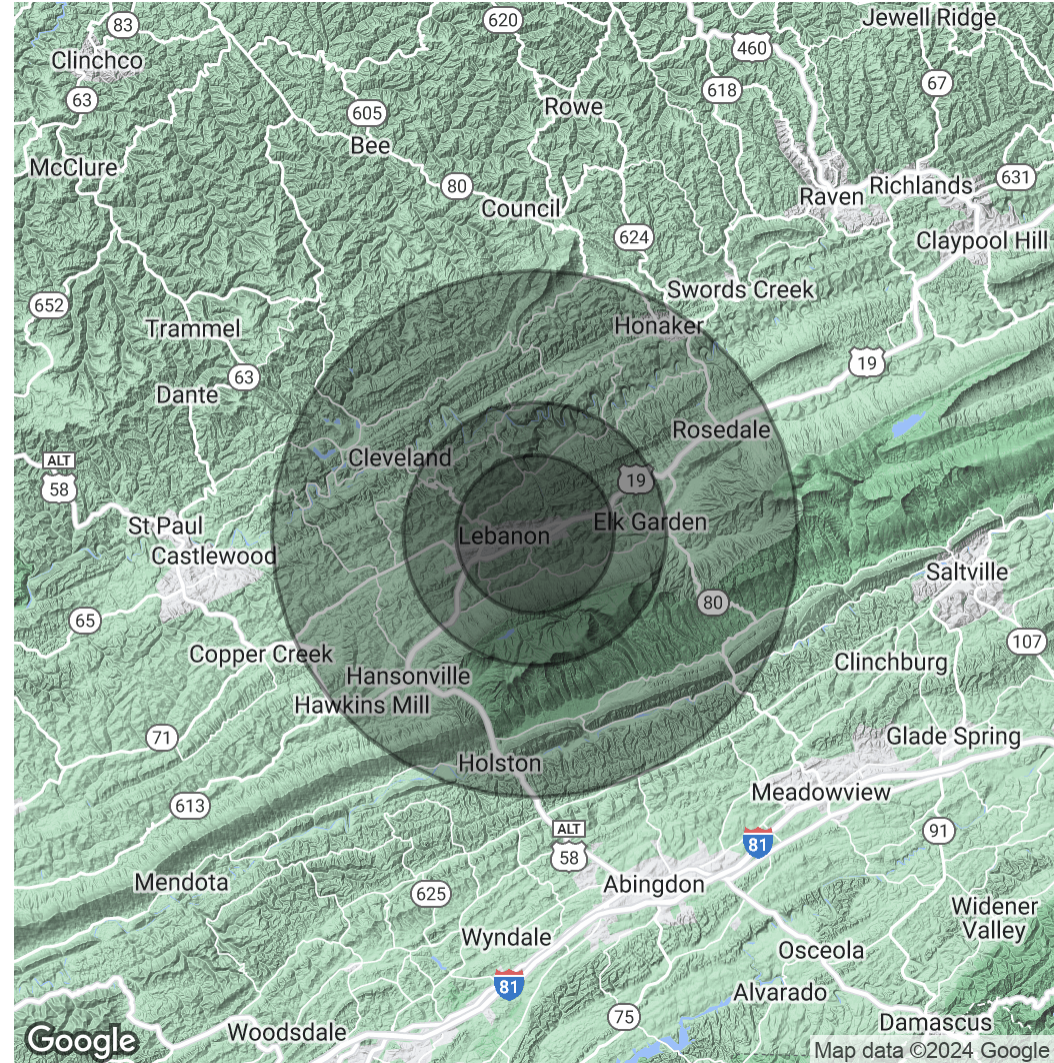




DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,937	6,906	14,900
Average Age	45	45	45
Average Age (Male)	43	43	44
Average Age (Female)	47	47	46
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,161	3,004	6,426
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$71,519	\$72,903	\$71,551
Average House Value	\$200,524	\$191,046	\$179,785

Demographics data derived from AlphaMap



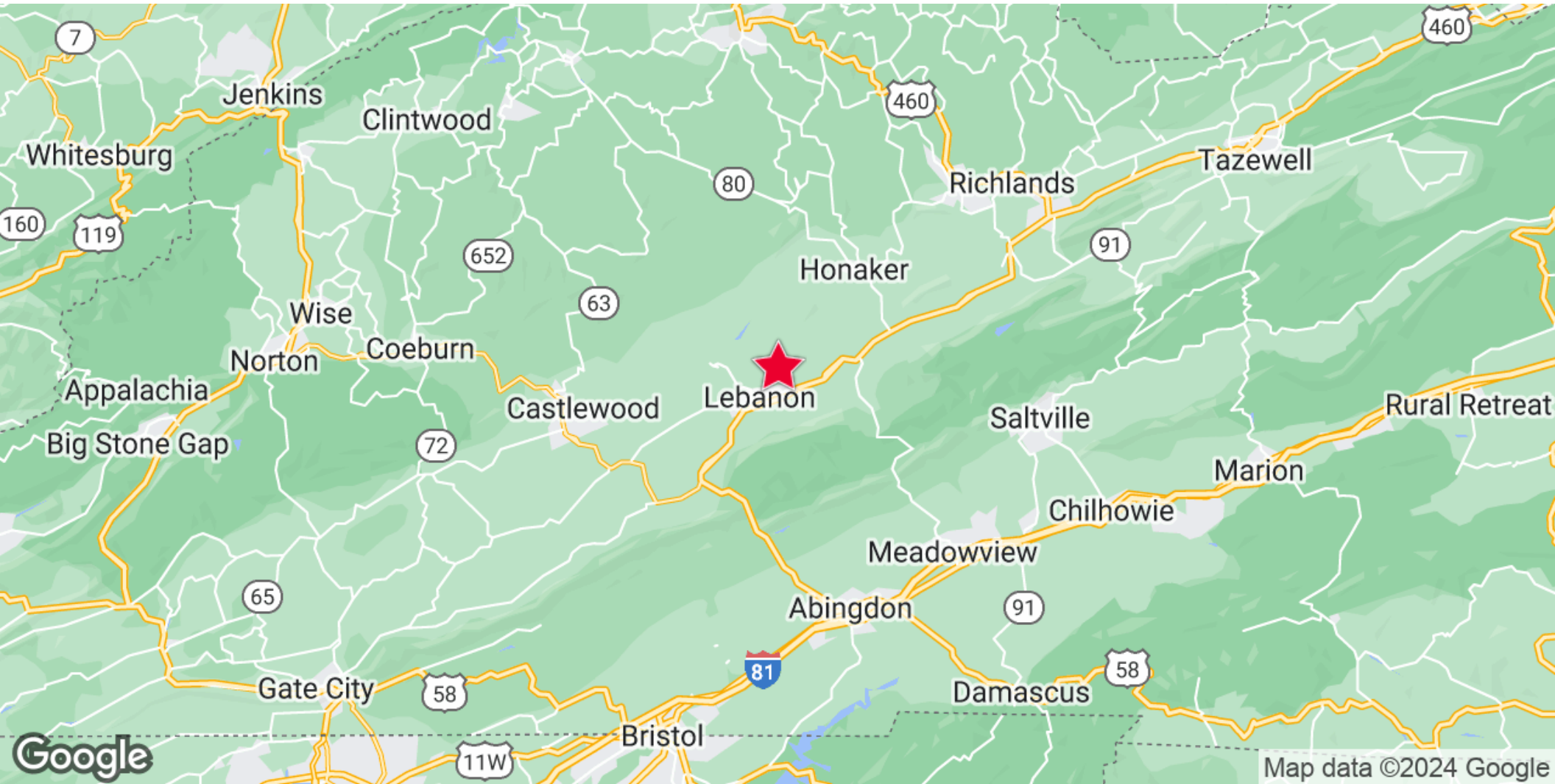
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LOCATION MAP



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