



LOUISA, VA PROPERTY FOR LEASE

502 E Main Street,
Louisa, VA

PRESENTED BY:

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Property Summary

TRIANGLE PLAZA | 502 E MAIN STREET, LOUISA, VA 23093



PROPERTY DESCRIPTION

Well established community center located at the apex of East Main (Hwy. 208/22) and Jefferson Hwy. (Hwy. 33) with 28,000 ADT.

Major tenants include, Family Dollar and Dollar Tree (opened March 2021).

Great access to high growth Louisa and Albemarle Counties.

1/2 +/- AC out parcel for lease. Grocery / Anchor space available.

Check out: <https://www.realestatesoutheast.com/properties/?propertyId=342874-lease>

PROPERTY HIGHLIGHTS

- Established center with long term retailers in place.
- Great visibility and access from the apex of East Main (Hwy. 208/22) and Jefferson Hwy. (Hwy. 33).
- Major tenants include: Family Dollar and Dollar Tree (opened March 2021).
- Great access to Louisa and Albemarle Counties with a 28,000 ADT.

SPACES	LEASE RATE	SPACE SIZE
1 - 24,792 SF	\$7.00 - 8.00 SF/yr	24,792 SF
2 - 1200 SF	\$16.00 - 18.00 SF/yr	1,200 SF
1/2 AC Out Pad	\$2.00 - 4.00 SF/yr	21,780 SF

DEMOGRAPHICS	5 MILES	7.5 MILES	12 MILES
Total Households	2,515	5,000	11,068
Total Population	6,022	12,037	27,163
Average HH Income	\$57,134	\$60,861	\$65,615

Lease Spaces

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Triangle Plaza - Jefferson Highway - Louisa, VA 23093



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2 - 1200 SF	Available	1,200 SF	NNN	\$16.00 - 18.00 SF/yr	Located between Dollar Tree and Shoppers Value Grocery. Space is unfinished.
1/2 AC Out Pad	Available	21,780 SF	NNN	\$2.00 - 4.00 SF/yr	1/2 AC (+/-) out pad for lease.
1 - 24,792 SF	Available	24,792 SF	NNN	\$7.00 - 8.00 SF/yr	Shoppers Value Grocery space available 2023 with equipment on site.

Retailer Map

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