



# River Park

1092 BYPASS HWY  
VINTON, VIRGINIA

RETAIL SHOPPING CENTER | FOR SALE OR LEASE

**INVESTMENT OPPORTUNITY**  
**±59,000 SF | 14 AC**  
**\$4,000,000**



# RIVER PARK SHOPPING CENTER

 CUSHMAN &  
WAKEFIELD

THALHIMER





# PROPERTY FEATURES

- ±59,000 SF RETAIL SPACE | 14.00 ACRES
- INVESTMENT OPPORTUNITY | \$4,000,000



**LEASE AVAILABILITIES**  
4,000 SF | 4,500 SF



**14,076**  
APPROXIMATE VPD - BYPASS RD



**\$95,166**  
1-MILE AVG HOUSEHOLD INCOME

- Anchored by Big Lots attracting customers from a large demographic range
- Corner lot with 2 ingress/egress access points
- Highly visible center with signage opportunities facing Bypass Road, signage on front of the building
- \*\$16 Million improvement planned by VDOT at Bypass Road and Hardy Road
- 346 surface parking spaces (677/1,000 SF)
- Lease Rate:  
\$14.00 under 4,000 SF | \$11.00 over 4,500 SF



RIVER PARK SHOPPING CENTER located in the Vinton Market







# Vinton, VA

## NEARBY TENANTS

**BIG LOTS!**

**O'Reilly**  
AUTO PARTS

**CVS**

**Pizza Hut**

**McDonald's**

**Atlantic Union Bank**

**Bojangles**

**First Citizens Bank**

## DEMOGRAPHICS



**93,757  
POPULATION**



**\$95,166  
AVERAGE  
INCOME**



**108,151  
DAYTIME  
POPULATION**

	1 MILE	3 MILES	5 MILES
Population	7,818	35,697	93,757
Households	3,414	15,164	41,017
Avg. Household Income	\$95,166	\$78,273	\$84,313
Daytime Population	6,773	37,285	108,151

**CUSHMAN &  
WAKEFIELD**

**THALHIMER**





## River Park Shopping Center

**For more information, please contact:**

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**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

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