

River Park

1092 BYPASS HWY VINTON, VIRGINIA

RETAIL SHOPPING CENTER | FOR SALE OR LEASE

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RIVER PARK SHOPPING CENTER





PROPERTY FEATURES

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



LEASE AVAILABILITIES

4,000 SF | 4,500 SF



14,076APPROXIMATE VPD - BYPASS RD



- 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



BIGLOTS







NEARBY TENANTS

















DEMOGRAPHICS









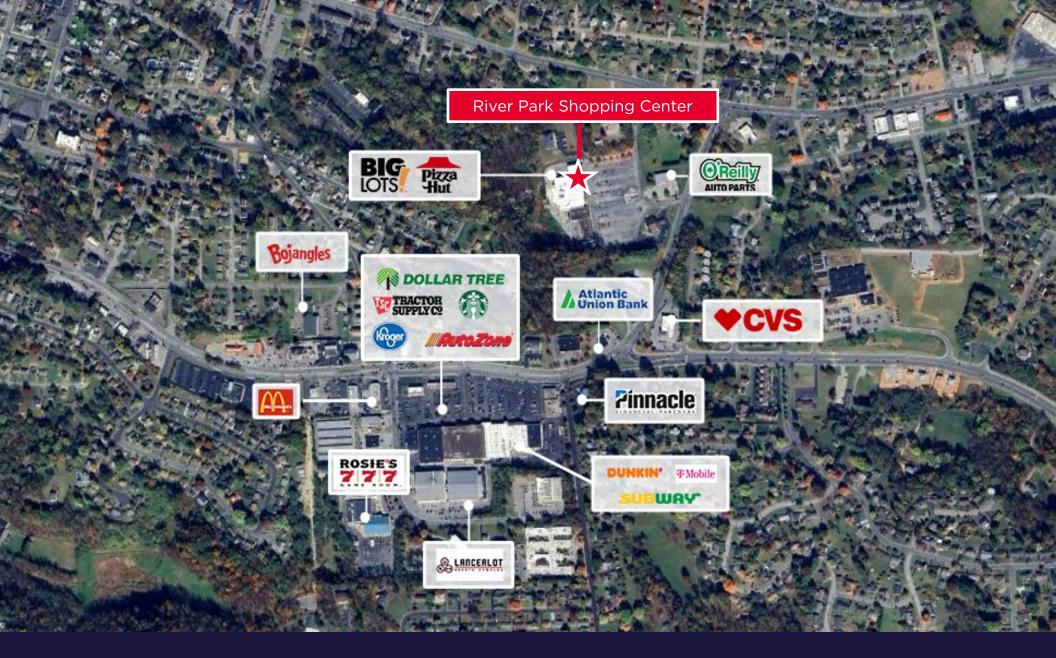






	1 MILE	3 MILES	5 MILES
Population	7,818	35,697	93,757
Households	3,414	15,164	41,017
Avg. Household Income	\$95,166	\$78,273	\$84,313
Daytime Population	6,773	37,285	108,151





For more information, please contact:

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