

Town Square Shopping Center

703 East Atlantic Street, South Hill, VA 23970



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Town Square Shopping Center

\$87,120 - \$348,480 /SF/Year

Town Square Shopping Center is a 140,000 square foot community center anchored by Food Lion and Peebles. The property is ideally located on Highway 58 at the intersection of Interstate 85 in the main retail corridor of South Hill.



Total Space Available:	703,516 SF
Rental Rate:	\$87,120 - \$348,480 /SF/Year
Min. Divisible:	0.07 SF
Max. Contiguous:	16 SF
Property Type:	Retail
Property Sub-type:	Neighborhood Center
Building Size:	134,212 SF
Gross Leasable Area:	134,212 SF

1

Space B

Space Available	16 AC
Rental Rate	Negotiable
Space / Lot Type	Retail (land)

2

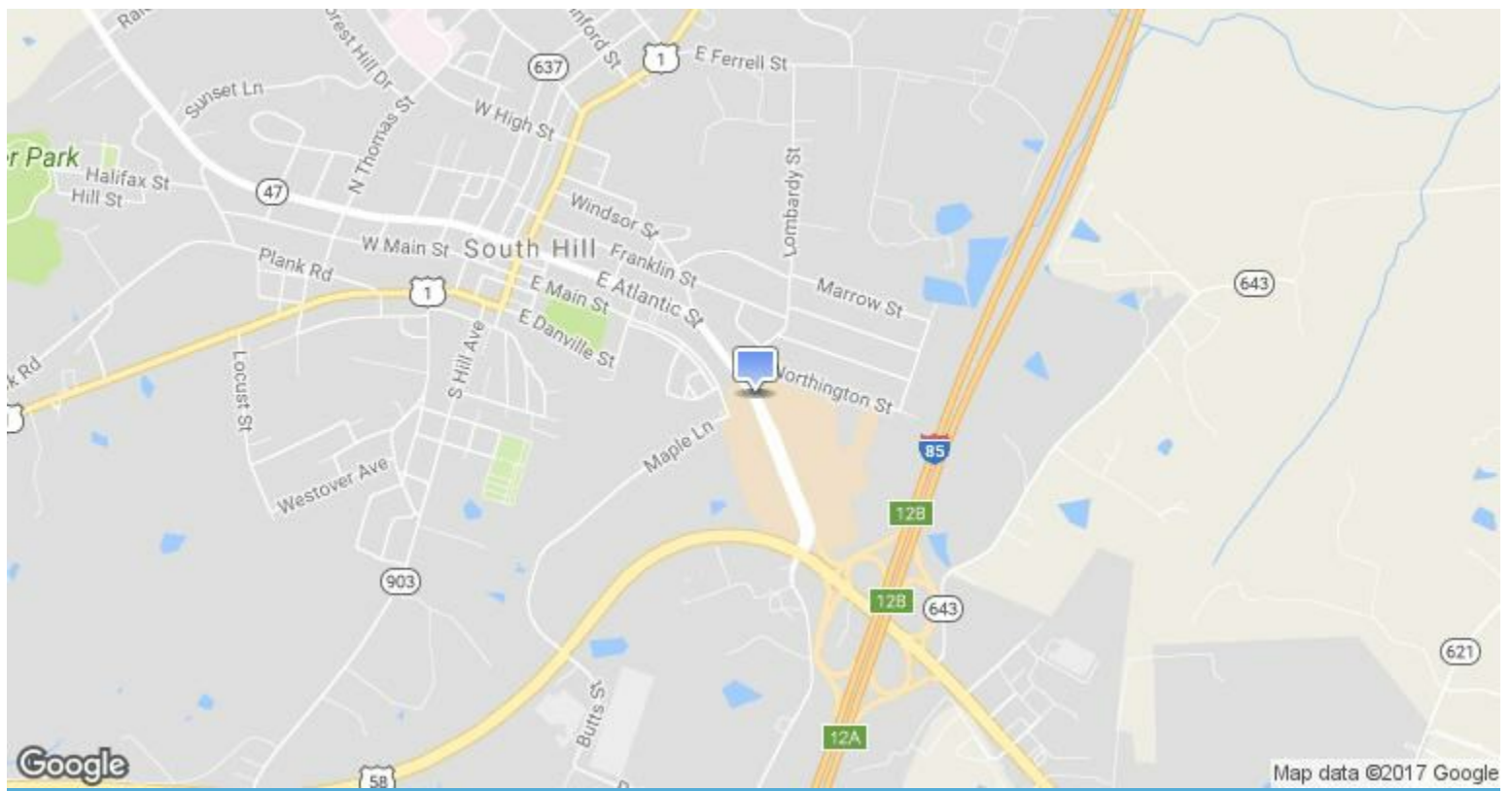
Space 4C

Space Available	3,400 SF
Rental Rate	\$8 /SF/Year
Space / Lot Type	Retail (Other)
Lease Type	NNN

3

Space 8B

Space Available	3,156 SF
Rental Rate	\$2 /SF/Year
Space / Lot Type	Retail (Other)
Lease Type	NNN



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Located on South Hill's main retail corridor on Highway 58 at the intersection of Interstate 85. Good visibility from 58. Four entrances to the center.

Property Photos



Property Photos



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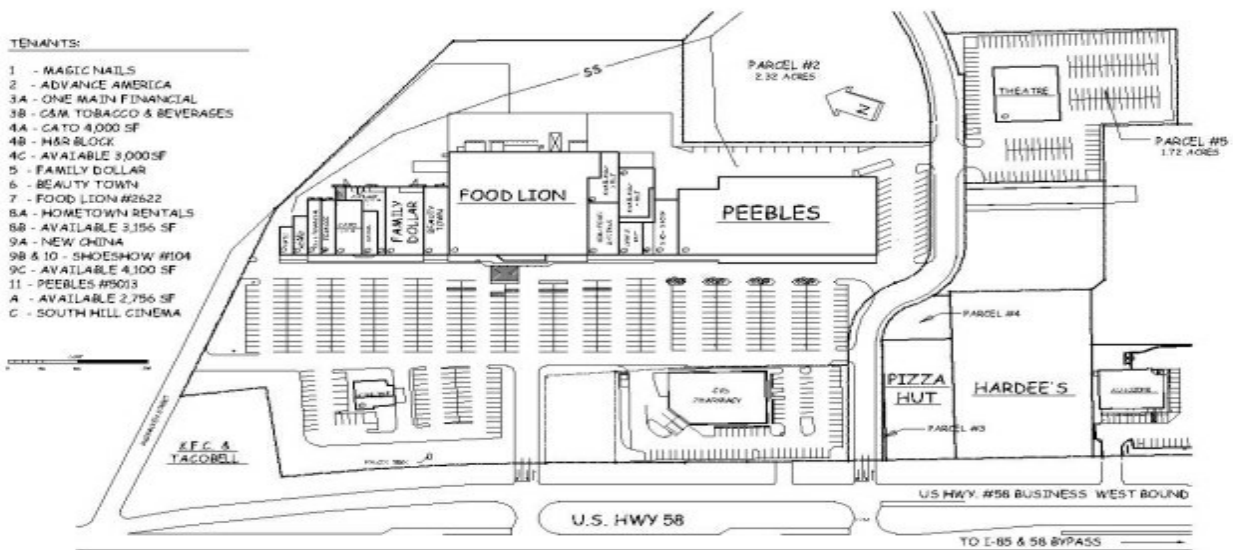


Property Photos



TENANTS:

- 1 - MAGIC NAILS
- 2 - ADVANCE AMERICA
- 3A - ONE MAIN FINANCIAL
- 3B - C&M TOBACCO & BEVERAGES
- 4A - CATO 4,000 SF
- 4B - HAR BLOCK
- 4C - AVAILABLE 3,000SF
- 5 - FAMILY DOLLAR
- 6 - BEAUTY TOWN
- 7 - FOOD LION #2622
- 8A - HOMETOWN RENTALS
- 8B - AVAILABLE 3,156 SF
- 9A - NEW QINA
- 9B & 10 - SHOESHOW #104
- 9C - AVAILABLE 4,100 SF
- 11 - PEBBLES #9013
- A - AVAILABLE 2,756 SF
- C - SOUTH HILL CINEMA



TOWN SQUARE S/C
SOUTH HILL, VA

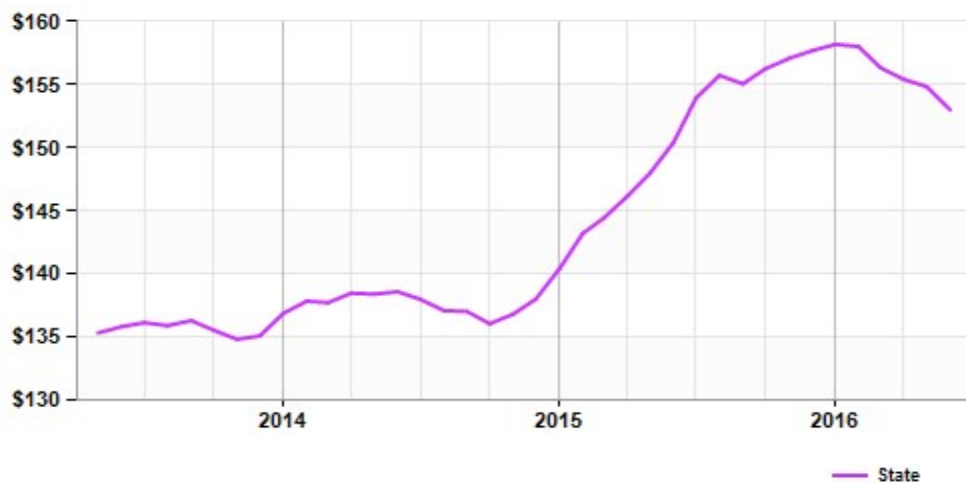
ROSES

MCDONALDS

GAS STATION

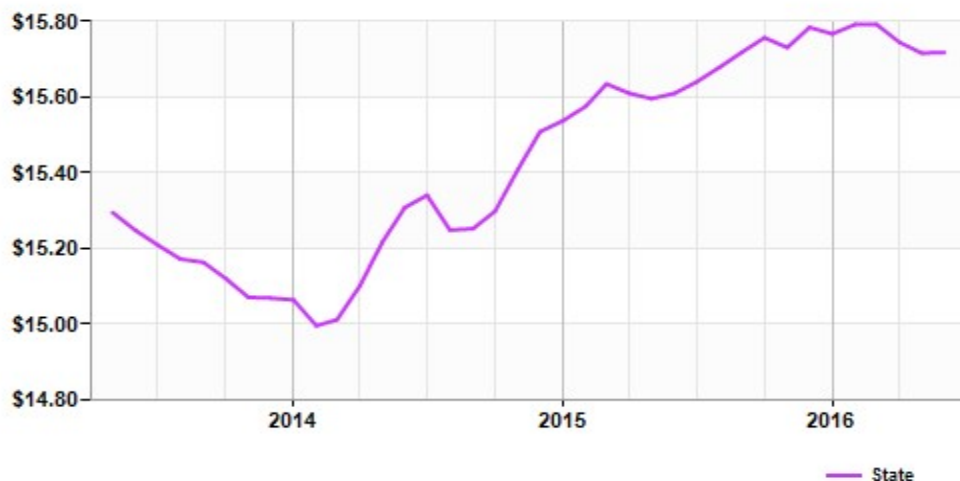
Market Trends

Asking Prices Retail for Sale South Hill, VA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$153	-2.1%	+1.7%

Asking Rent Retail for Lease South Hill, VA (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$15.72	-0.5%	+0.7%