

# RICHMOND AVENUE SHOPPING CENTER | RETAIL SPACE AVAILABLE

1028 Richmond Avenue, Suite 106, Staunton, VA 24401

## Executive Summary



## OFFERING SUMMARY

Available SF:	1,690 SF
Lease Rate:	Former GameStop \$3,600 per month + \$1,200 per month CAM fee
Zoning:	B2
Utilities:	Public Water Public Sewer
Signage:	Facade
Parking:	Striped   Paved
Traffic Counts:	Richmond Avenue (22,000+ AADT) I-81 Exit 222 (61,000 AADT)
MLS#:	668668



## PROPERTY OVERVIEW

Located in Richmond Avenue Shopping Center a short distance from the Interstate 81 interchange. Former Game Stop unit contains approximately 1,690 square feet. Nice parking with approximately 66 stalls total. Surrounded by many established businesses like Walmart, Lowes, Dunkin Donuts, Chick Fil A, and many more. Lease rate: \$3,600 monthly + \$1,200 monthly CAM Fee.

## For More Information:

**Keith May**  
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**Isaac Grant**  
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## Aerial Photos



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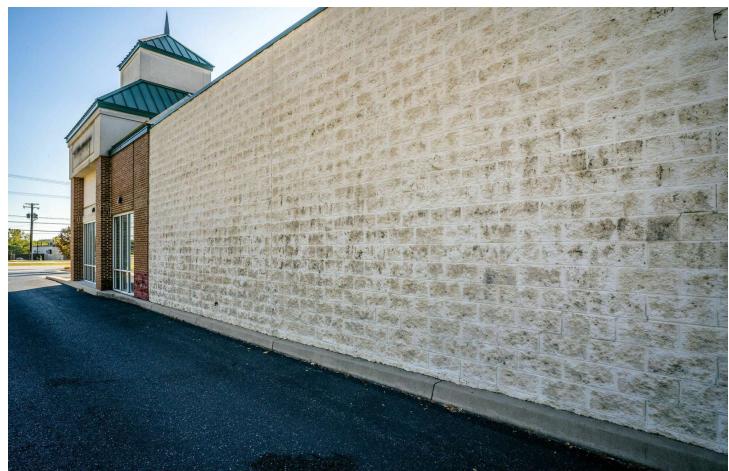
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## Exterior Photos



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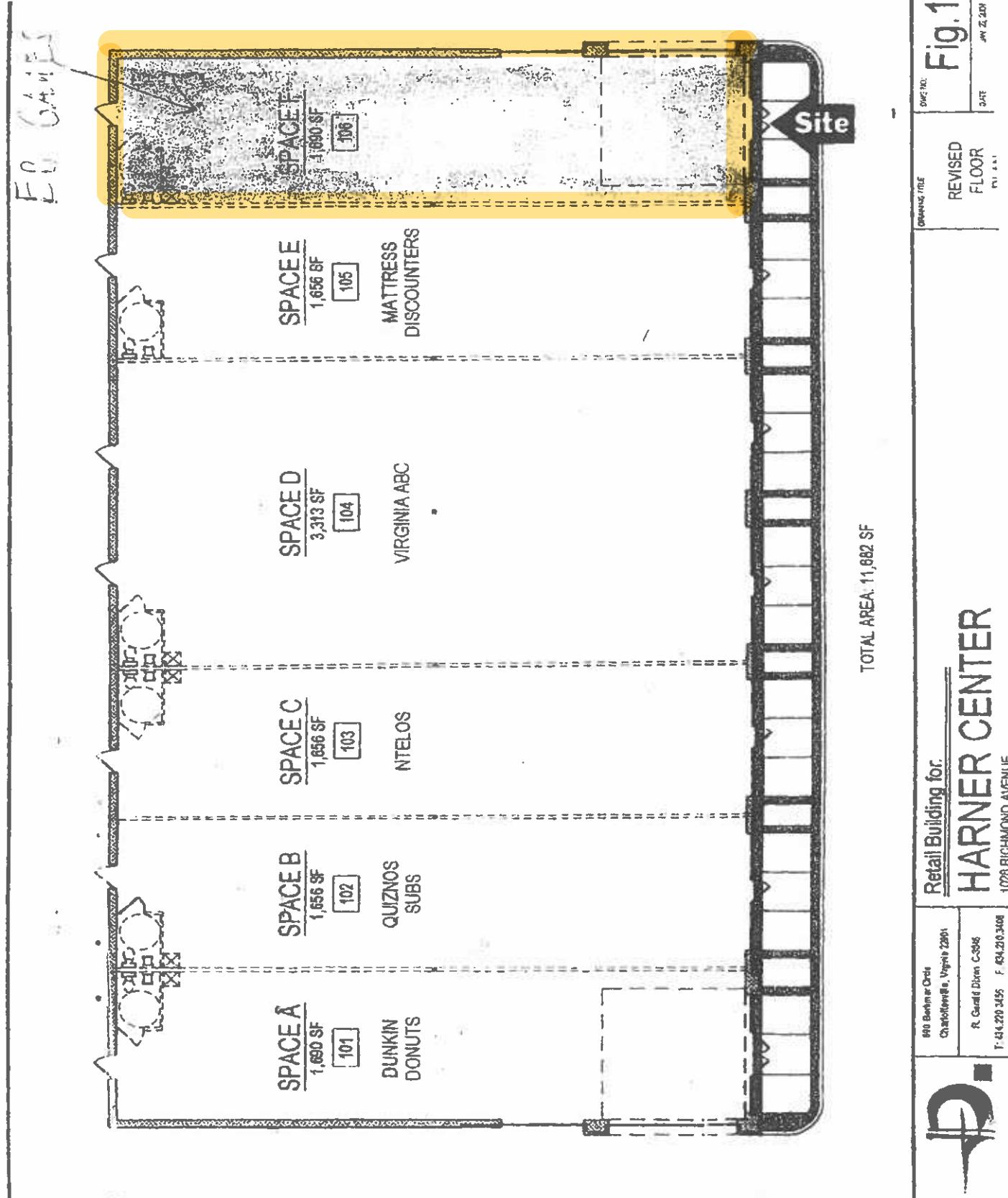
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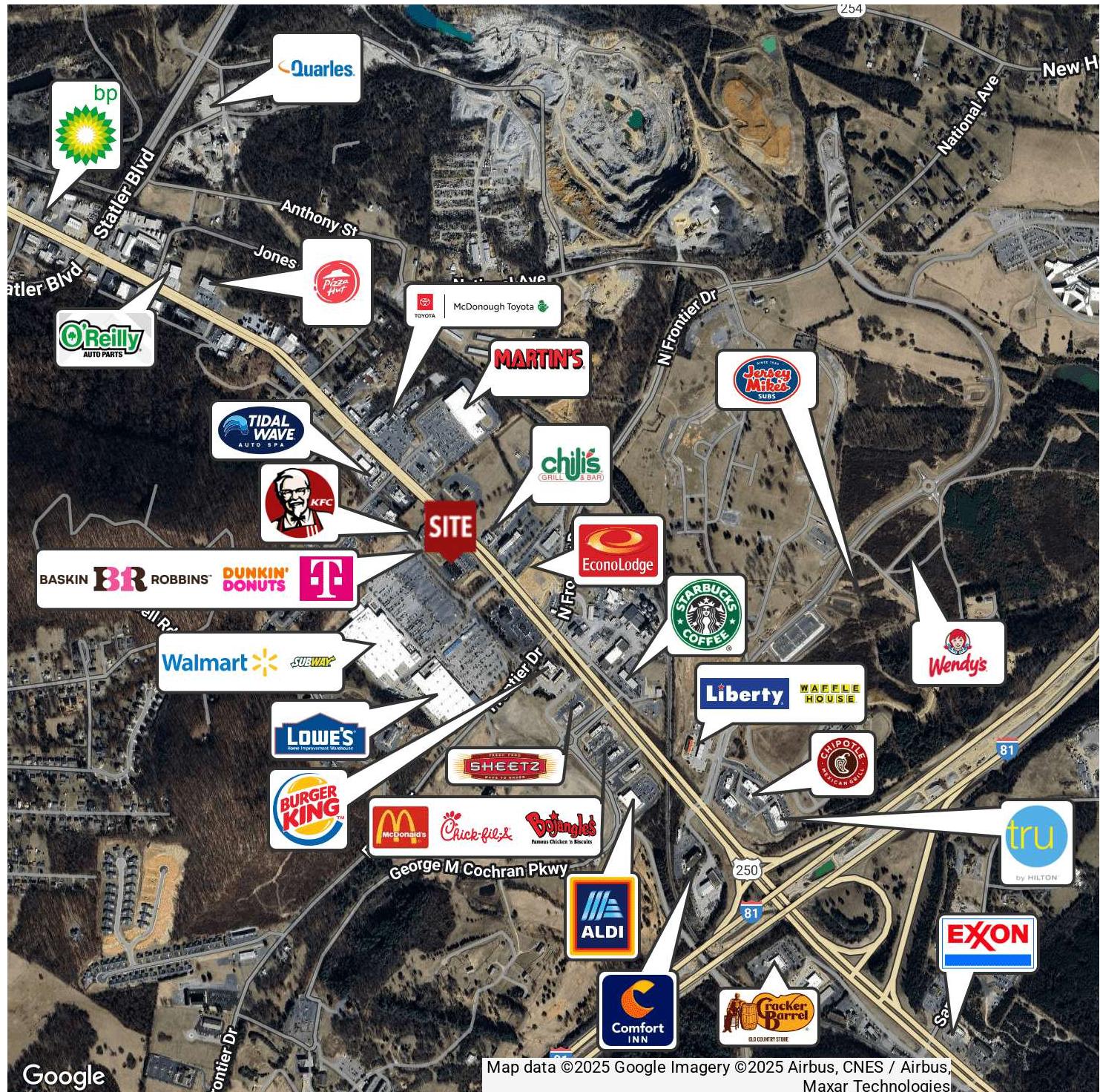
Exhibit "A"



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## Retailer Map



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