



NEW RETAIL FOR LEASE

- 6000SF, DIVISIBLE
- LESS THAN 1 MILE TO BRIDGEWATER COLLEGE
- DELIVERY ANTICIPATED 1Q23, \$16/SF NNN

DINKEL AVENUE RETAIL SUITES

BRIDGEWATER VIRGINIA

COTTONWOOD COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

TIM REAMER | COTTONWOOD COMMERCIAL
540-271-7525
TIM.REAMER@COTTONWOOD.COM

CRAIG ANDERS | COTTONWOOD COMMERCIAL
540-383-6054
CRAIG.ANDERS@COTTONWOOD.COM

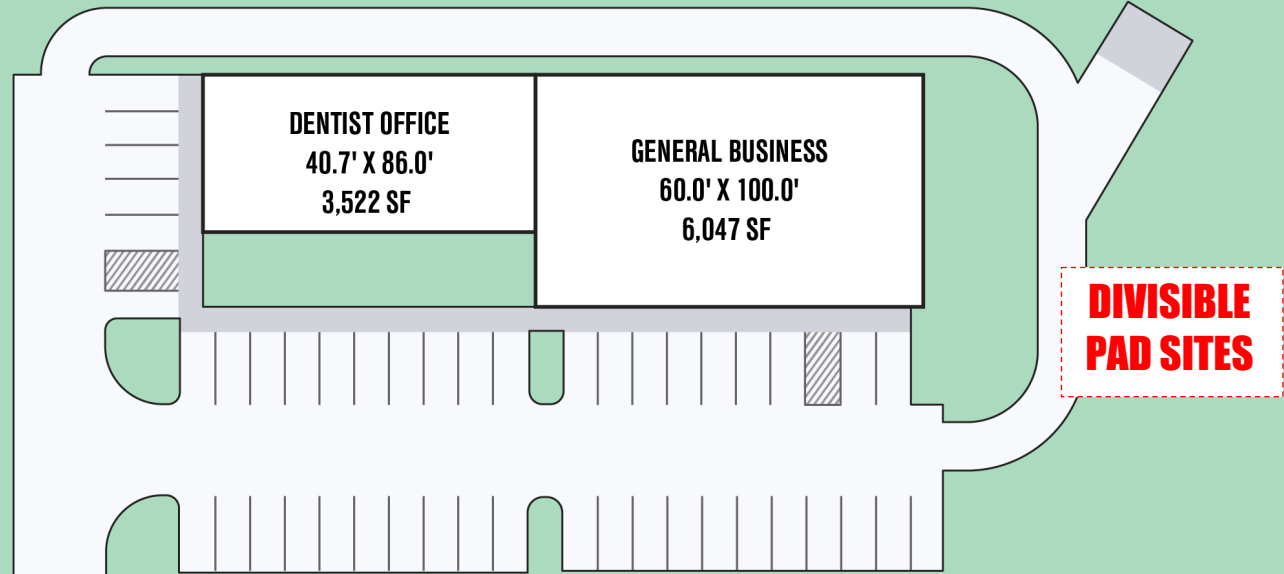
SITE PLAN

257

DINKEL AVE



257



**DIVISIBLE
PAD SITES**

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NEIGHBORING RETAIL



Marshalls
DISTRIBUTION CENTER

Domino's

ACE Hardware

FAMILY DOLLAR **SUBWAY** **PAPA JOHN'S**

McDonald's

UNITED BANK

WELLS FARGO **DQ**

7-ELEVEN

ROCKINGHAM COUNTY FAIR

Sysco

BRIDGEWATER COLLEGE

SENTARA BRIDGEWATER HEALTH CENTER

BRIDGEWATER AIR PARK

SUBJECT PROPERTY

DANONE MANUFACTURER

BURGER KING

7-ELEVEN

Walgreens
Save money
DISTRIBUTION CENTER

738

42

257

712

N MAIN ST

704

INTERSTATE 81

704

257

700

11

INTERSTATE 81

11

DINKEL AVE

257

727

727

867

257

EXIT 240

INTERSTATE 81

698

DEMOGRAPHIC PROFILE

	5 Minutes	10 Minutes	15 Minutes
2021 ESTIMATED POPULATION			
5 Minutes	4,727		
10 Minutes	13,914		
15 Minutes	71,352		
2021 DAYTIME POPULATION			
5 Minutes	5,930		
10 Minutes	20,439		
15 Minutes	80,632		

