

FOR SALE/LEASE

302 N Main Street
Pearisburg, VA 97798



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Main Street Plaza

- Opportunity for retail, restaurant, service, or ground-up development
- 23,182± SF Retail Space available adjacent to Tractor Supply
1,600± SF Retail Suite available
9,000± SF Retail Space available adjacent to Food Lion
0.86± AC Pad Site available beside inline shops
0.482± AC Outparcel available with frontage along Main Street
- Positioned within a dominant neighborhood retail destination

Demographics	3 mile	5 mile	10 mile
2026 Population	4,510	8,289	19,617
Avg Household Income	\$65,870	\$67,961	\$68,664
Daytime Employment	3,161	3,825	6,027

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For More Information:

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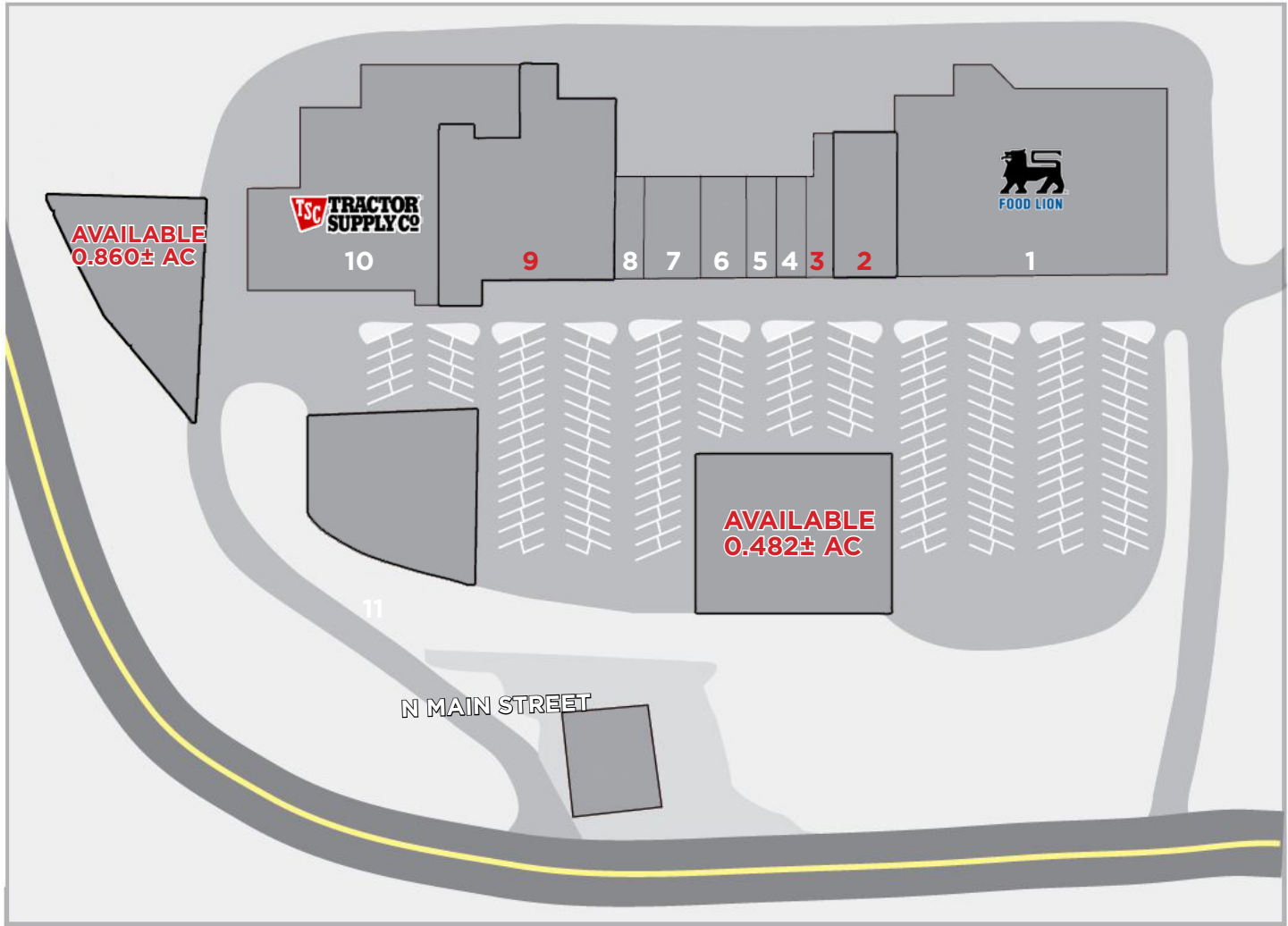
4198 Cox Road, Suite 200
Glen Allen, VA 23060

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commonwealthcommercial.com

Site Plan

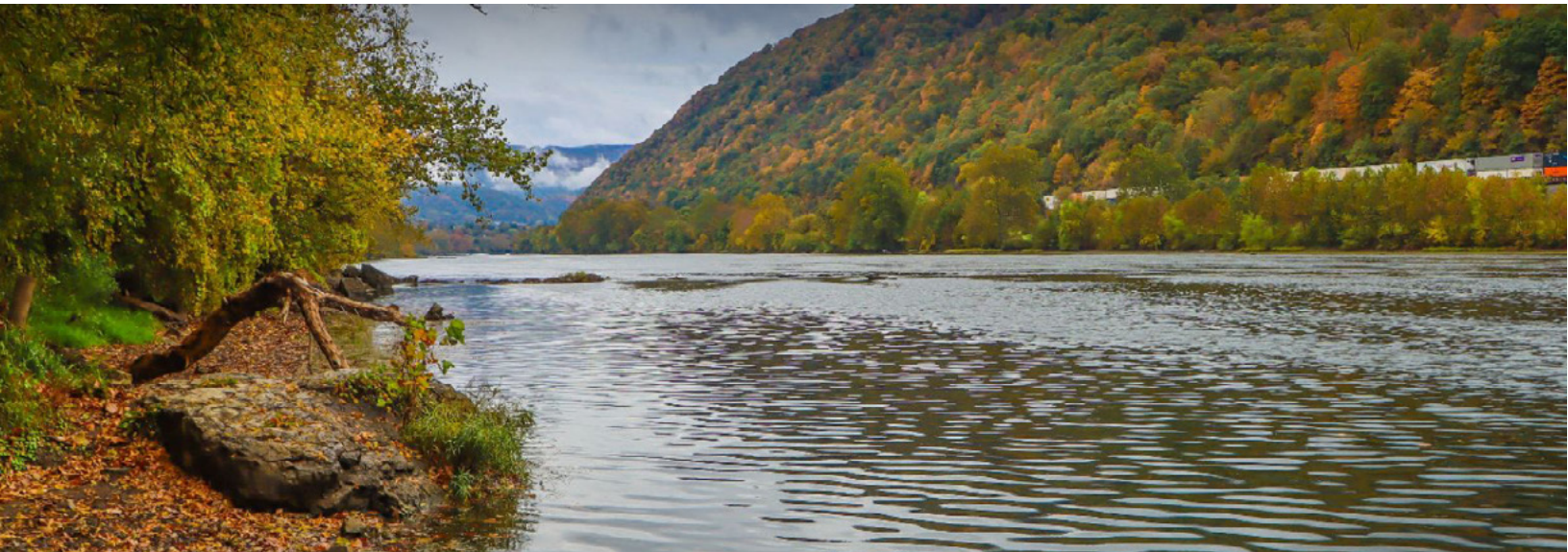
Suite	Tenant	SF
1	Food Lion	31,628
2	Available	9,000
3	Available	1,600
4	Total Foot Care	1,600
5	Tobacco Vape	1,600
6	Lucky Star	3,200
7	ROTECH	4,800
8	Kino's Kitchen	1,600
9	Available	23,182
10	Tractor Supply	22,572
11	La Barranca	-



MARKET OVERVIEW

PEARISBURG SNAPSHOT

Small-town vibe at Pearisburg, the county seat of Giles County. Tucked into the of the Pearis Mountains, with the New River winding around its southern border, Pearisburg is a rewarding destination for day-trip adventurers or long-distance hikers.



RIVER SCULPTURE WALKING TRAIL 37 miles of award-winning fishing, canoeing, kayaking, rafting, paddle-boarding and swimming. This waterway connects hiking trails, wildlife viewing, local lodging and dining options

