

/// GARY W. CASE **AND COMPANY, INC.**

AVAILABLE **FOR LEASE**



FOREST SQUARE SHOPPING CENTER

**14805 FOREST RD.
FOREST, VA**

- **Retail/Restaurant Spaces:**
 - Unit 102: 2,380 Sq. Ft.
 - Unit 103: 2,905 Sq. Ft.
 - Unit 106: 1,390 Sq. Ft.
 - Unit 225: 1,100 Sq. Ft.
 - Unit 231: 1,374 Sq. St.

- **Storage Space**
 - Unit 108: 2,500 Sq. Ft.

- **Parking:** On Site

- **Zoning:** C-2 (General Commercial)

■ **Note:** **Current Tenants:**

U.S. Cellular, Blue Ridge Martial Arts Academy, Blue Ridge Dry Cleaners, Penelope's, Uptown Kicks

Trimmers Salon and Spa, Infinity Day Spa

Investment Leadership, Virginia Water Works Association, Central VA Business Coalition, Blue Ridge Insurance, Wellings Capital Management, Blue Summit Medical Group, Seven Hills Home Health, Inc., Benchmark Physical Therapy, Igata & Parke, Family Medicine

Subway, Graziano's Italian Restaurant, Pho Viet Restaurant, Sweet Frog, The Pink Flamingo Play Cafe

U. S. Post Office, Pink Door Décor, Innovairre

Pad Sites: Kroger, McDonald's, Taco Bell, Bojangles, and Atlantic Union Bank.

Located at the intersection of Forest Road/Rt. 221 and Elkton Farm Road. Near the intersection of Forest Road/Rt. 221 and Perrowville Road.

■ **Price:** **Retail: \$18.00 Sq. Ft./Yr. + 3% Per Year Increase**

Storage Space: \$9.00 Sq. Ft./Yr. + 3% Per Year Increase

CAM, Taxes & Insurance - \$2.21 Sq. Ft./Yr.

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

The logo for Gary W. Case and Company, Inc. features three thick, parallel diagonal lines on the left side. To the right of these lines, the name "GARY W. CASE" is written in a large, bold, italicized serif font. Below this, "AND COMPANY, INC." is written in a smaller, all-caps, italicized serif font.

**307 Brook Park Place
Forest, VA 24551**

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E-MAIL ADDRESS: gary@garycaseco.com**

FOREST SQUARE SHOPPING CENTER

MAIN LEVEL SPACE

<u>Units</u>	<u>SQ. FT.</u>	<u>Year</u>	<u>Monthly Base Rent</u>	<u>CAM/Taxes/Insurance*</u>	<u>Total Monthly Rent</u>
102	2,380	1	\$3,570.00	\$438.32	\$4,008.32
		2	\$3,677.10	\$438.32	\$4,115.42
		3	\$3,787.41	\$438.32	\$4,225.73

<u>Unit</u>	<u>SQ. FT</u>	<u>Year</u>	<u>Monthly Base Rent</u>	<u>CAM/Taxes/Insurance*</u>	<u>Total Monthly Rent</u>
103	2,905	1	\$4,357.50	\$535.00	\$4,892.50
		2	\$4,488.23	\$535.00	\$5,023.23
		3	\$4,622.87	\$535.00	\$5,157.87

<u>Unit</u>	<u>SQ. FT</u>	<u>Year</u>	<u>Monthly Base Rent</u>	<u>CAM/Taxes/Insurance*</u>	<u>Total Monthly Rent</u>
106	1,390	1	\$2,085.00	\$255.99	\$2,340.99
		2	\$2,147.55	\$255.99	\$2,403.54
		3	\$2,211.98	\$255.99	\$2,467.97

<u>Unit</u>	<u>SQ. FT.</u>	<u>Year</u>	<u>Monthly Base Rent</u>	<u>CAM/Taxes/Insurance*</u>	<u>Total Monthly Rent</u>
225	1,100	1	\$1,650.00	\$202.58	\$1,852.58
		2	\$1,699.50	\$202.58	\$1,902.08
		3	\$1,750.49	\$202.58	\$1,953.07

<u>Unit</u>	<u>SQ. FT.</u>	<u>Year</u>	<u>Monthly Base Rent</u>	<u>CAM/Taxes/Insurance*</u>	<u>Total Monthly Rent</u>
231	1,374	1	\$2,061.00	\$253.05	\$2,314.05
		2	\$2,122.83	\$253.05	\$2,375.88
		3	\$2,186.51	\$253.05	\$2,439.56

STORAGE SPACE

<u>Unit</u>	<u>SQ. FT.</u>	<u>Year</u>	<u>Monthly Base Rent</u>
108	2,500	1	\$1,875.00
		2	\$1,931.25
		3	\$1,989.19

*Subject to annual adjustment

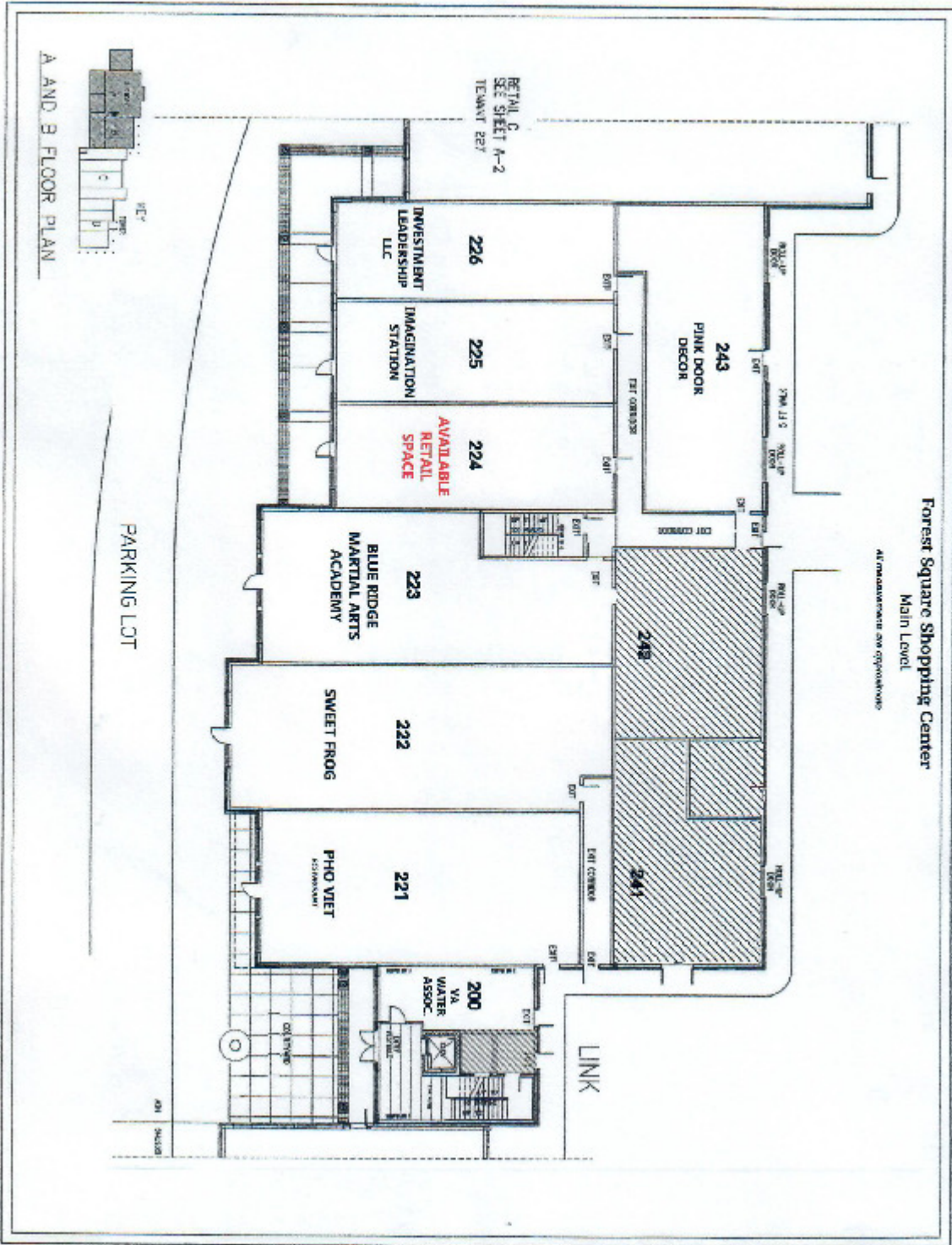
Revised 10-10-24

FOREST SQUARE SHOPPING CENTER

Unit Number	Tenant Name	Description/Current Use
100	United States Post Office	Mailing Services
101	The Pink Flamingo Play Cafe	Coffee Shop/Childrens Play Area
102	AVAILABLE	RETAIL SPACE
103	AVAILABLE	RETAIL SPACE
104 & 105	Graziano's	Italian Restaurant
106	AVAILABLE	RETAIL SPACE
107	Central VA Business Coalition	Specialty Services
108	AVAILABLE	Storage Space
200	Virginia Section American Water Works Association	Office
201	Infinity Day Spa	Salon & Spa
202	Blue Ridge Insurance	Insurance Office
203	Wellings Capital Management	Financial Services
204	Seven Hills Home Health, Inc.	Office
205	Blue Summit Medical Group	Office
221	Pho Viet	Vietnamese Restaurant
222	Sweet Frog	Frozen Yogurt
223	Blue Ridge Martial Arts Academy	Martial Arts
224	Uptown Kicks	Retail Shoes & Sportswear
225	AVAILABLE	RETAIL SPACE
226	Investment Leadership, LLC	Financial Services
227	Benchmark Physical Therapy	Physical Therapy
228	Penelope	Ladies' Apparel & Jewelry Store
229	Igata and Parke PLC	Medical Office
230	Trimmers II Salon & Spa	Hair Salon & Spa
231	AVAILABLE	RETAIL/RESTARUANT SPACE
232	Subway	Restaurant
233	Blue Ridge Dry Cleaners	Dry Cleaners
234	U.S. Cellular	Cellular & Electronics Store
241	Leased Storage	Storage Space
242	Forest Square	Climate Controlled Storage Unit
243	Pink Door Decor	Leased Storage

Forest Square Shopping Center
Main Level

All measurements are approximate



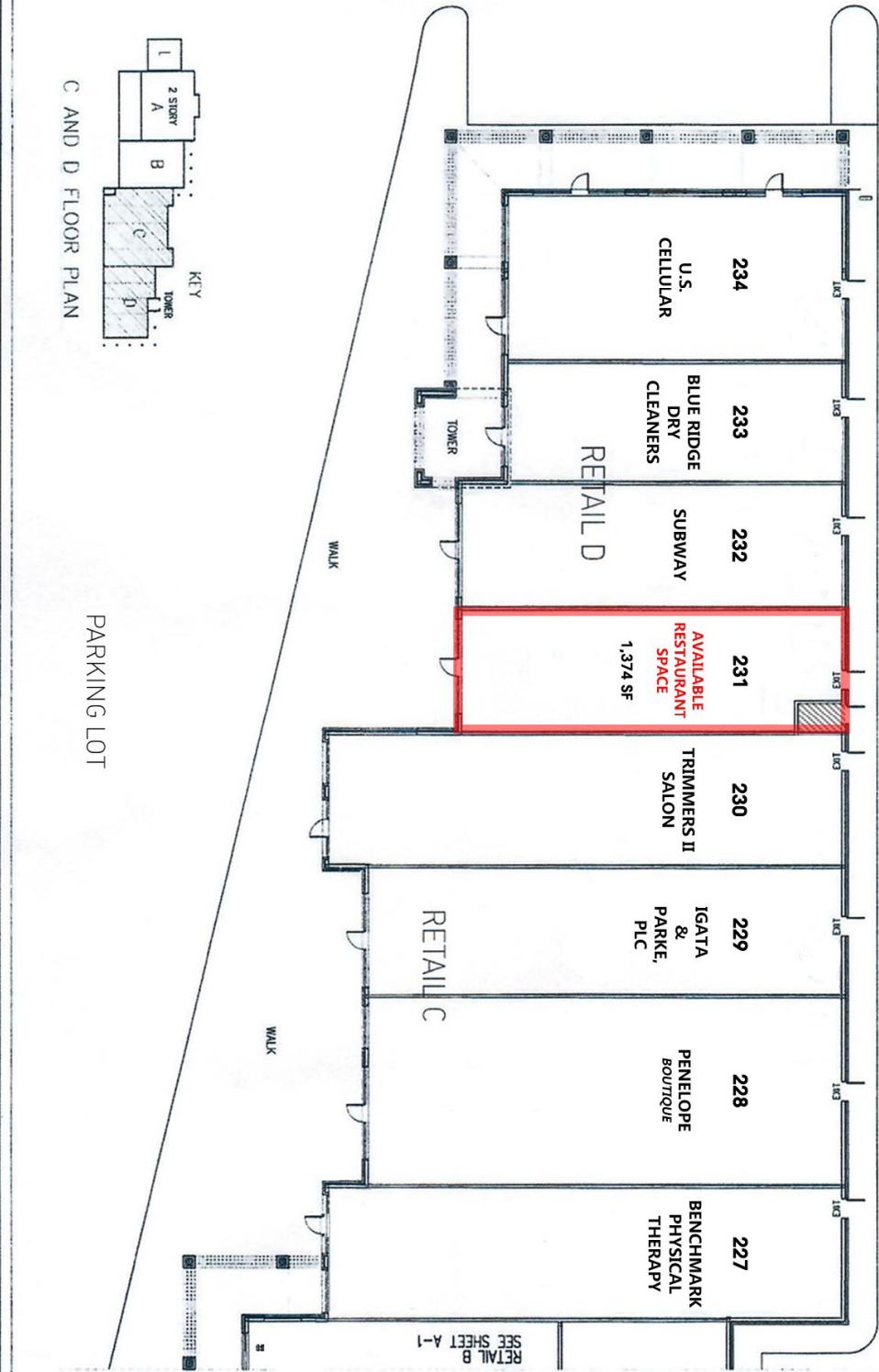
A AND B FLOOR PLAN



Forest Square Shopping Center

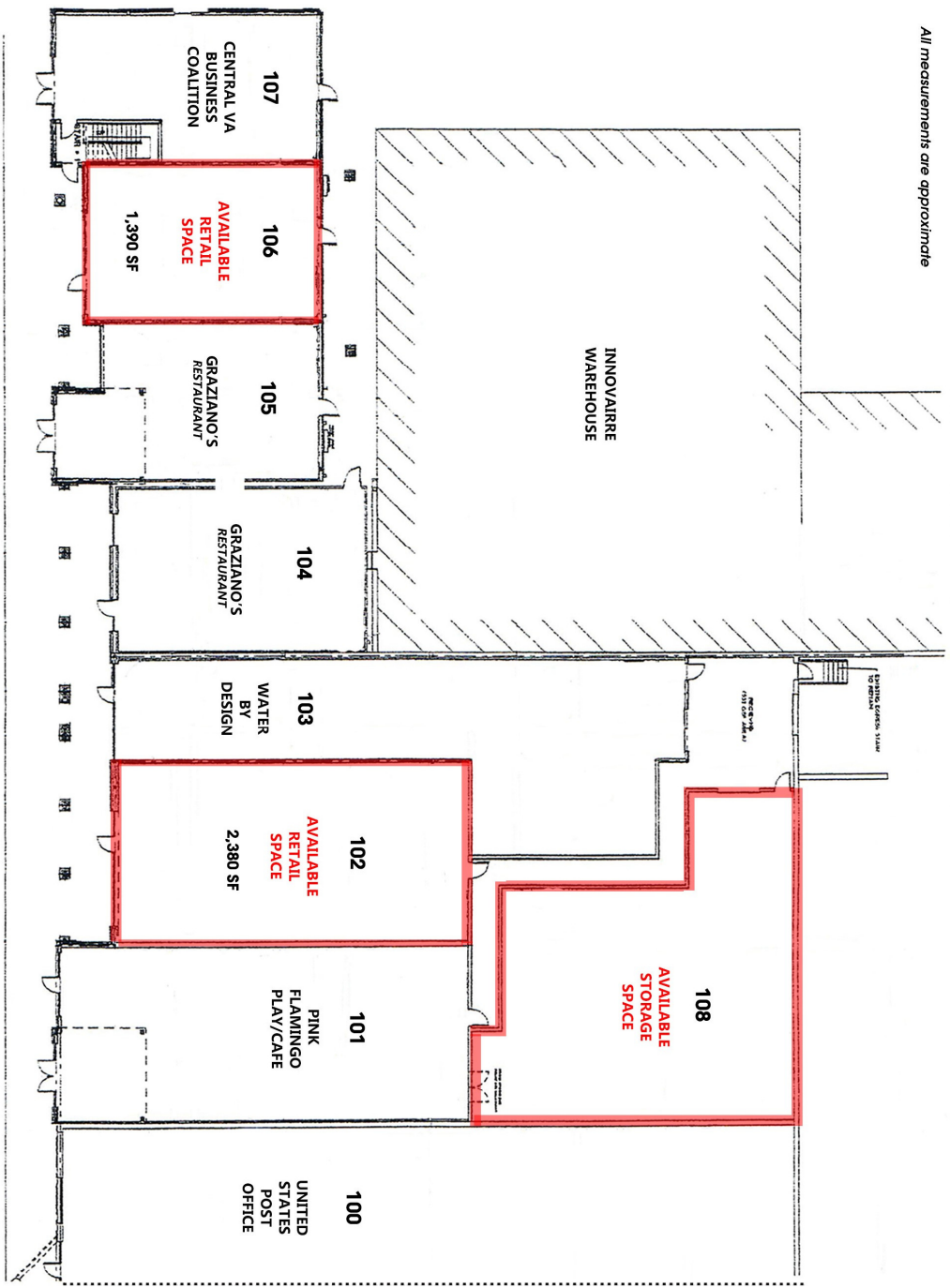
Main Level

All measurements are approximate



Forest Square Shopping Center Main Level

All measurements are approximate



PARKING LOT

Forest Square Shopping Center Upper Level

All measurements are approximate

