

FOR LEASE

1,600 - 6,400 Sq. Ft.

**COLDWELL
BANKER
COMMERCIAL**
READ & CO. REALTORS



Westgate Shopping Center - 556 Blue Ridge Ave. Bedford, VA 24523

Property Information

Available Units

Unit 3* (#592) - 1,600 Sq. Ft. ±
 Unit 4* (#590) - 1,600 Sq. Ft. ±
 Unit 5* (#588) - 1,600 Sq. Ft. ±
 Unit 6* (#586) - 1,600 Sq. Ft. ±
 Unit 11 (#572) - 2,280 Sq. Ft. ±

*(Units can be combined for additional space)

Price

\$12/Sq. Ft./Year

Common Area Maintenance

\$1.50/Sq. Ft./Year ±

Features

- Ample Parking (600+ Spaces)
- High Traffic Area

Ricky Read, CCIM

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Property Features

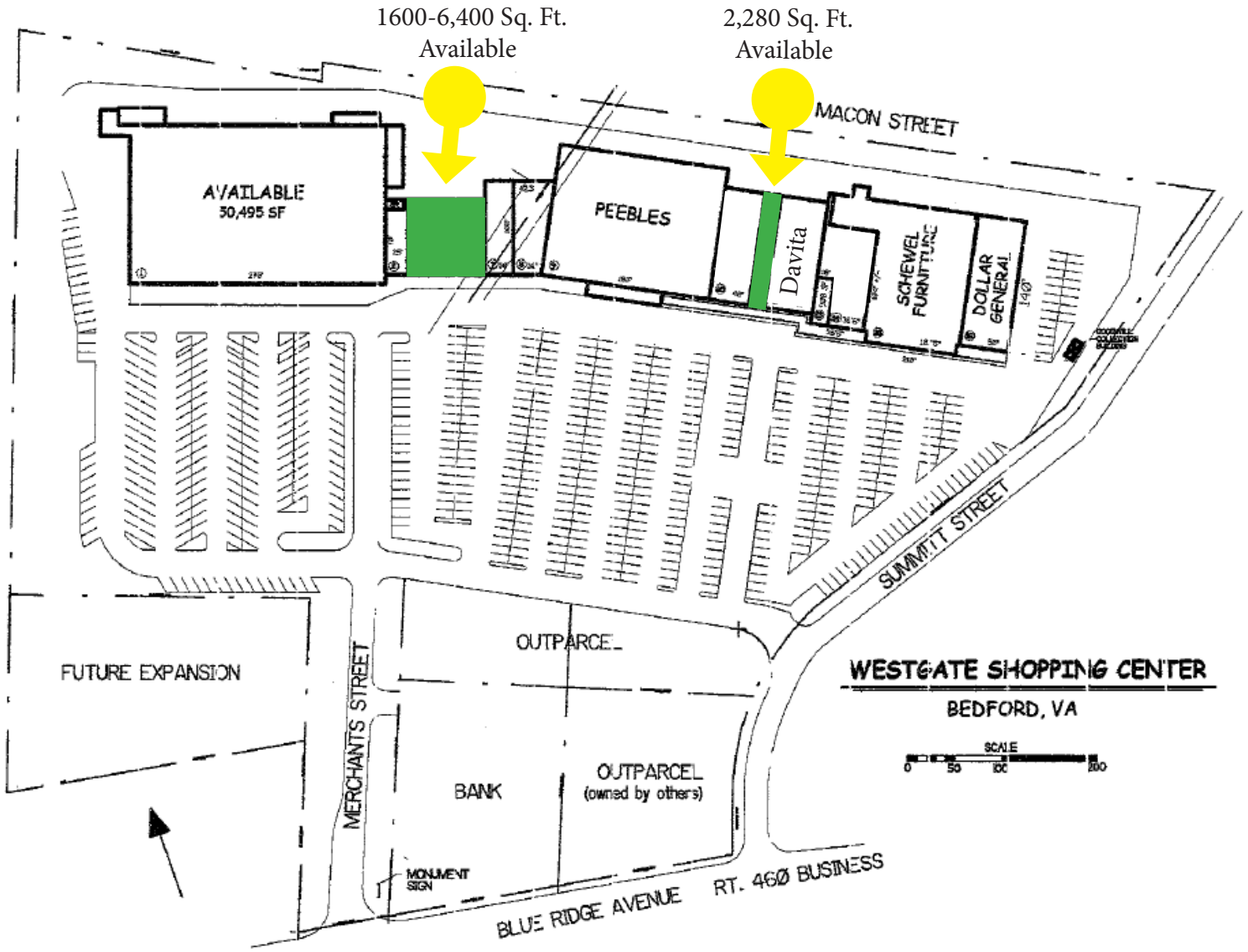
This property is located in the heart of Bedford Virginia's retail and dining district with plentiful restaurants and attractions within a short driving distance. Easy access to Route 460 and Rt. 221

Other Center Businesses Include:

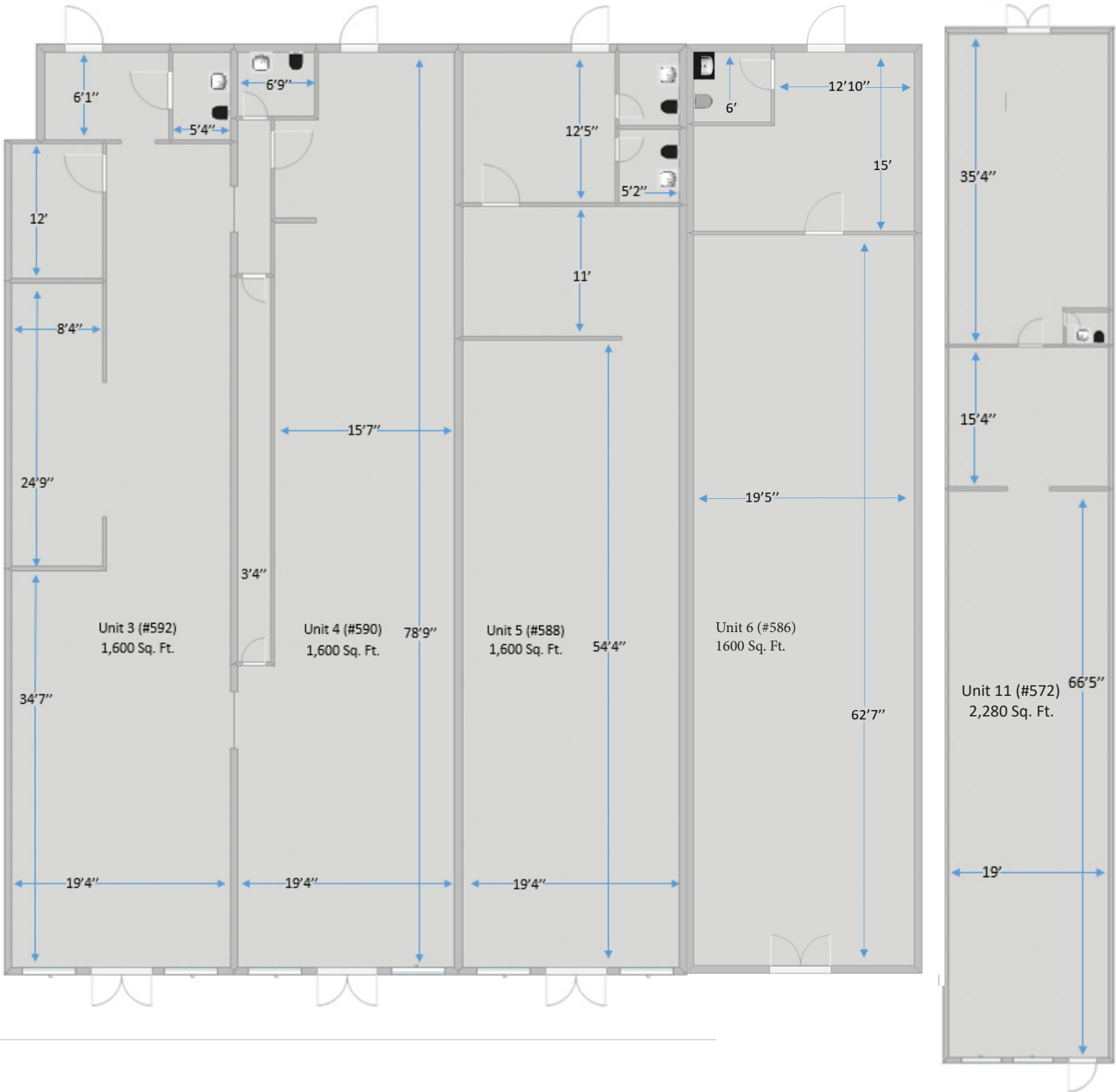
Peebles, Schewels, Dollar General, Bedford Health Center, Express Check Advance, Queen Nails, Davita Renal Treatment Center, & Blue Ridge Community Church

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 101 Annjo Court, Forest, VA 24551
 434-455-2285

Layout



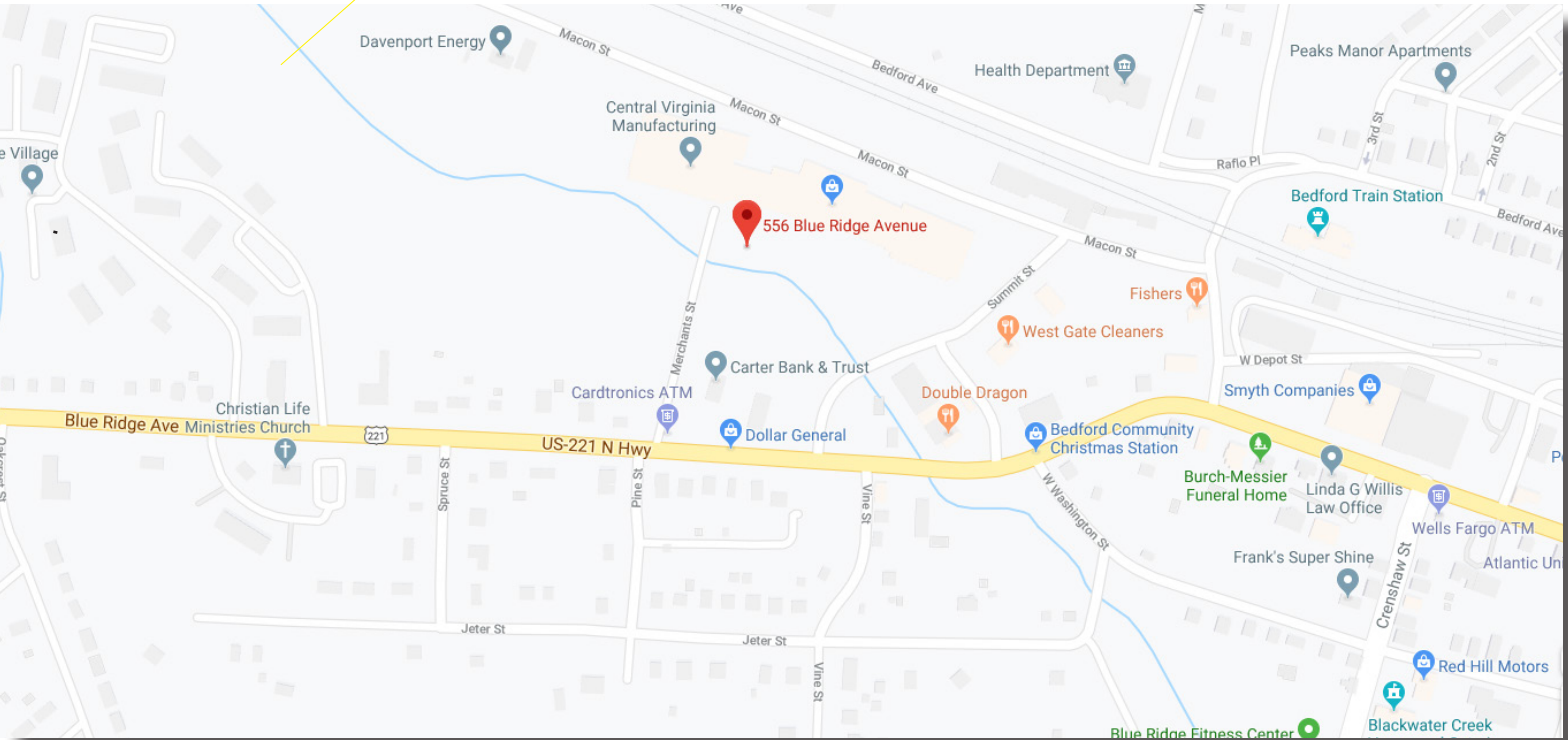
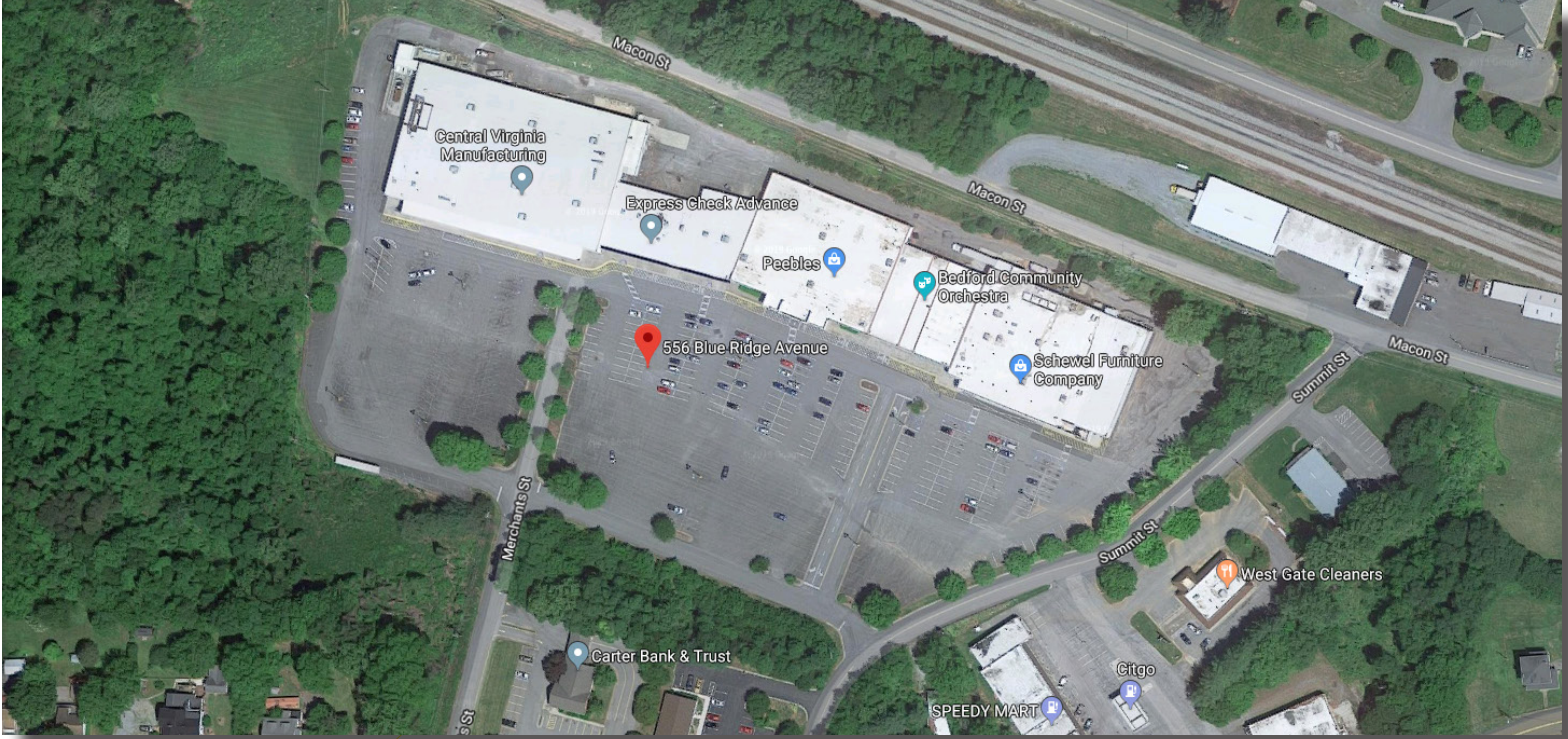
Floorplans



Unit Information

Unit	Address	Sq. Ft.	Tenant	Lease Expiration
1a.	(#586)	20,716	Central VA Manufacturing	12/31/2020
1b.	(#588)	28,184	Blue Ridge Community Church	
2.	(#590)	1,800	Blue Ridge Community Church (Youth Center)	
3.	(#592)	1,600	VACANT	
4.	(#590)	1,600	VACANT	
5.	(#592)	1,600	VACANT	
6.	(#586)	1,600	Express Check Advance	5/31/19
7.	(#584)	3,000	Bedford Health Center	12/31/22
8.	(#582)	3,650	Bedford Health Center	
9.	(#578)	25,200	Peebles	12/31/72
10.	(#574)	4,800	VACANT	
11.	(#572)	2,280	VACANT	
12.	(#570)	6,120	Davita Renal Treatment Center	10 Year Term
13.	(#568)	900	Queen Nails	9/30/20
14.	(#560)	5,000	Schewels	6/30/2023
15.	(#560)	17,634	Schewels	
16.	(#558)	7,000	Dollar General	3/31/22

AERIAL VIEW

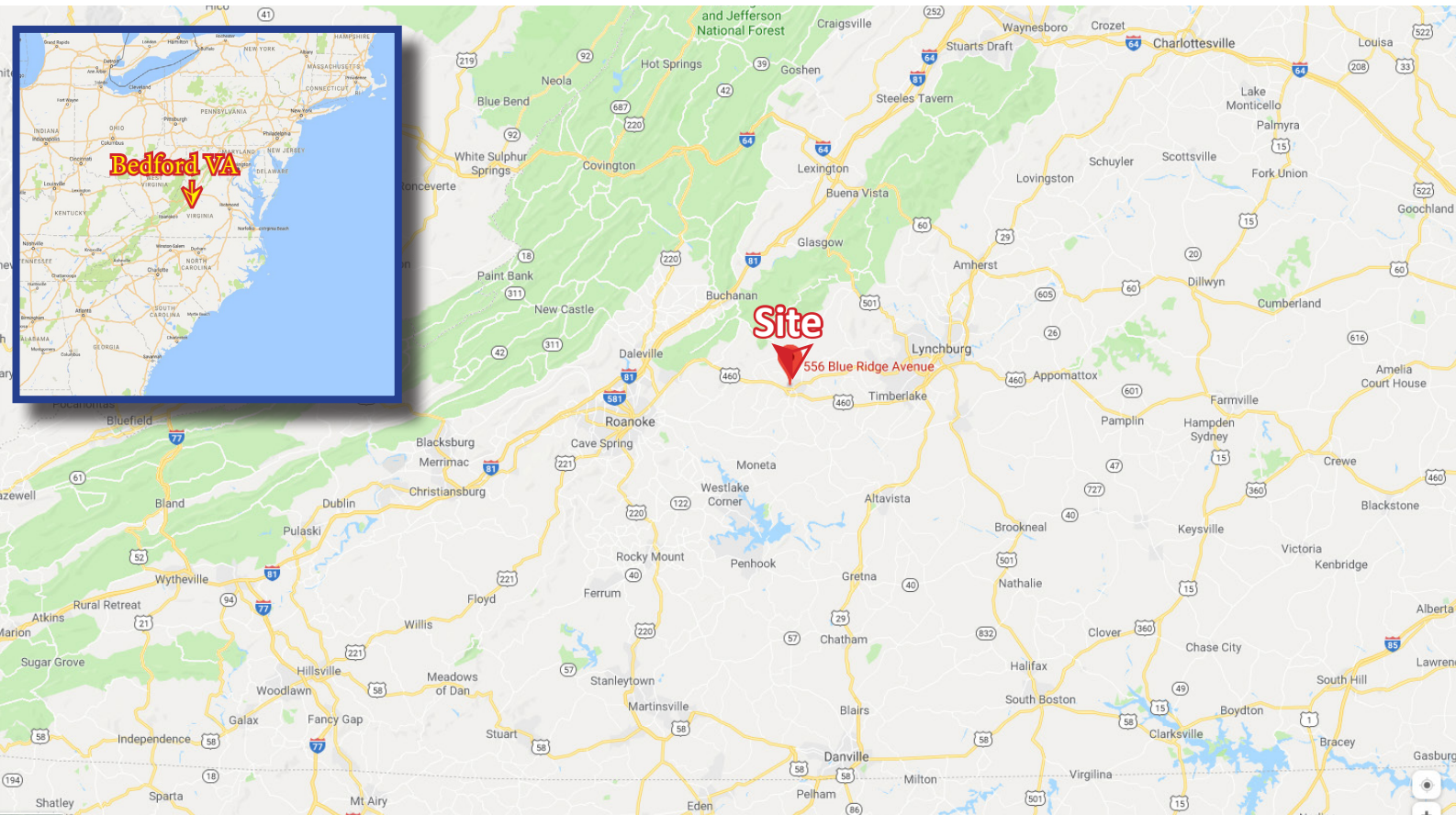


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Location Map



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