



Westlake Village LLC

12925 Booker T Washington Hwy, Hardy, VA 24101



Johnny Chanel

Westlake Village LLC
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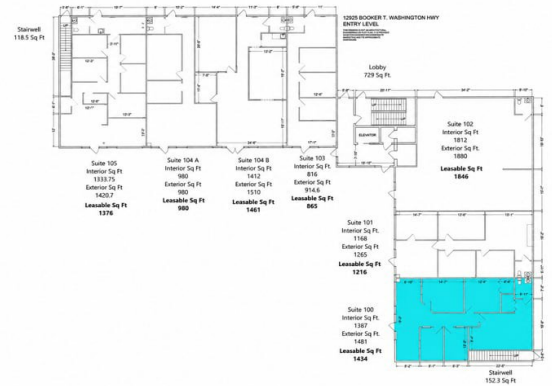
\$14.50 /SF/YR

Westlake Village LLC is pleased to offer premier retail, medical, and office space in the heart of Westlake Village in Hardy, Virginia.

We currently have a highly desirable, 1,434-square-foot corner suite available with prime frontage on Route 122. Situated directly next to CVS and across from Kroger, this high-traffic location ensures exceptional visibility for your business. The space is fully built-out and includes four private offices, a rear cubicle area, a bathroom, and an upscale waiting room. It is also equipped with a handicap-accessible walk-up.

Please let us know if you would like to schedule a tour or receive more information regarding this distinguished commercial address....

- Retail/Medical/Office in a high traffic area located in the heart of Westlake Village at SML. Directly next to CVS and across the street from Kroger



Rental Rate:	\$14.50 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	23,453 SF
Year Built:	2006
Walk Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$1.21 /SF/MO

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1st Floor Ste 100

Space Available	1,434 SF
Rental Rate	\$14.50 /SF/YR
Date Available	July 01, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 7 Years

Formerly occupied by Allstate.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Acquisition Title & Settlement	-	
Allstate Insurance Company	-	
Atlantic Bay Mortgage Group	-	
Blue Ridge Dental Group	-	
Miracle Hands	-	
Miracle-Ear	-	
Rehab and Associate	-	
Smith Mountain Lake Fine Wines	-	



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Property Photos



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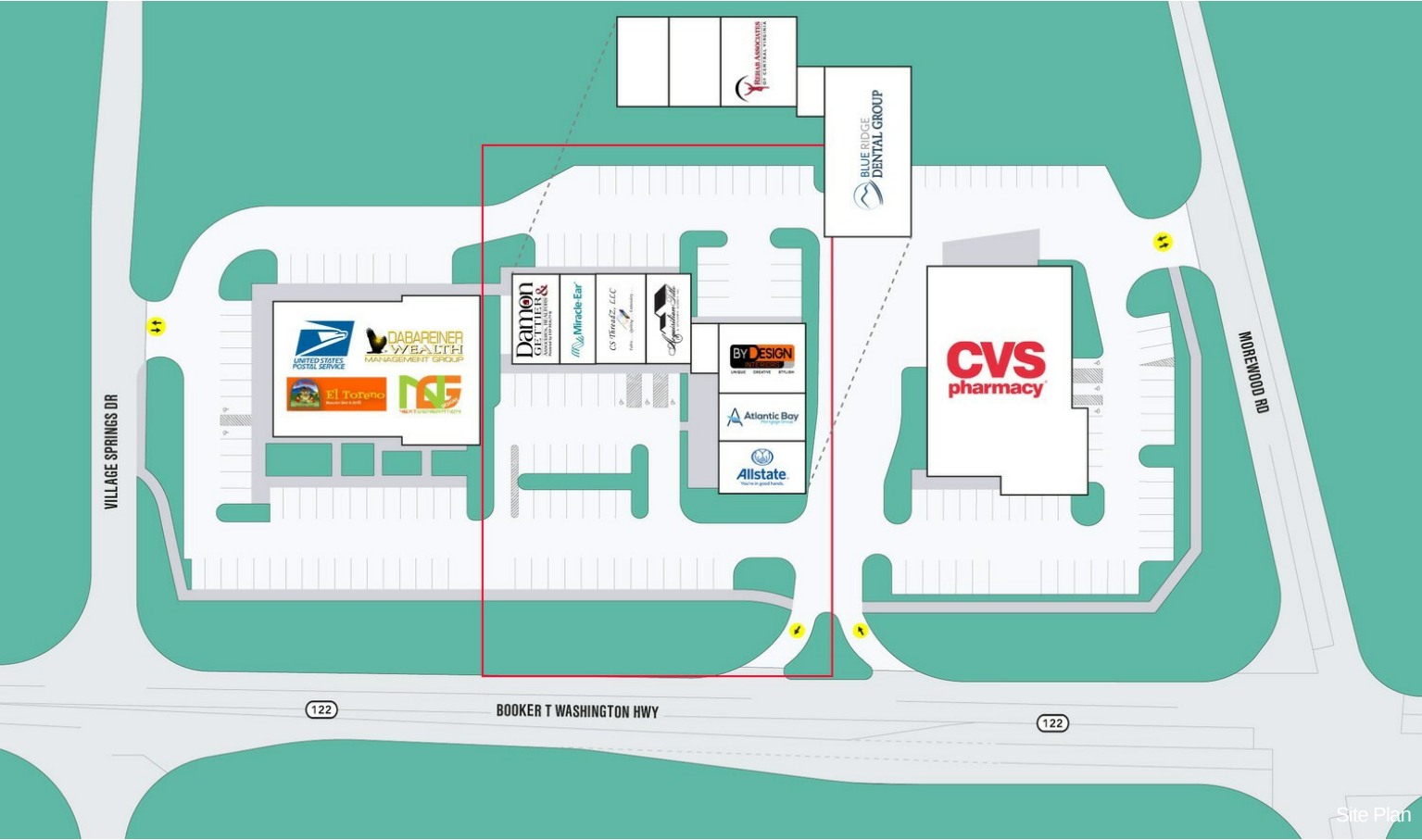
Property Photos



Property Photos



Building Photo



Site Plan