

SCOTTSVILLE SHOPPING CENTER

198 Scottsville Center
 Scottsville, VA 24590

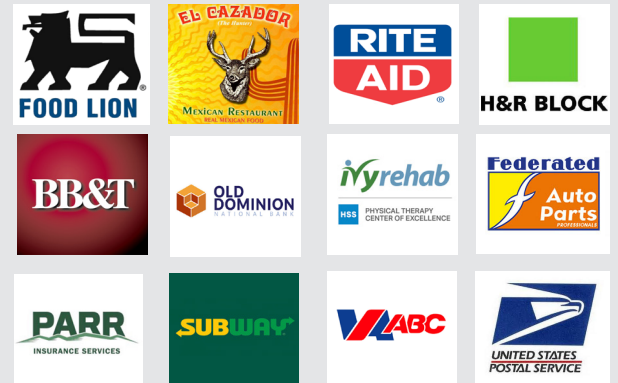
37.808640, -78.503900



PROPERTY FEATURES

- 2,500 SF - 2,634 SF of Retail, Restaurant, Office, or Medical Space
- Over 1 Million Annual Visits to the Shopping Center (25% increase over prior year)
- Prime outparcel, land available on a corner lot, fronting a high trafficked Food Lion anchored center
- Join this newly developed Food Lion center, the only grocery store in Scottsville (County of Albemarle) area
- Located just 19 miles south of Charlottesville and strategically located on the corner of Irish Rd (6) and James River Rd. (726)

CO-TENANTS

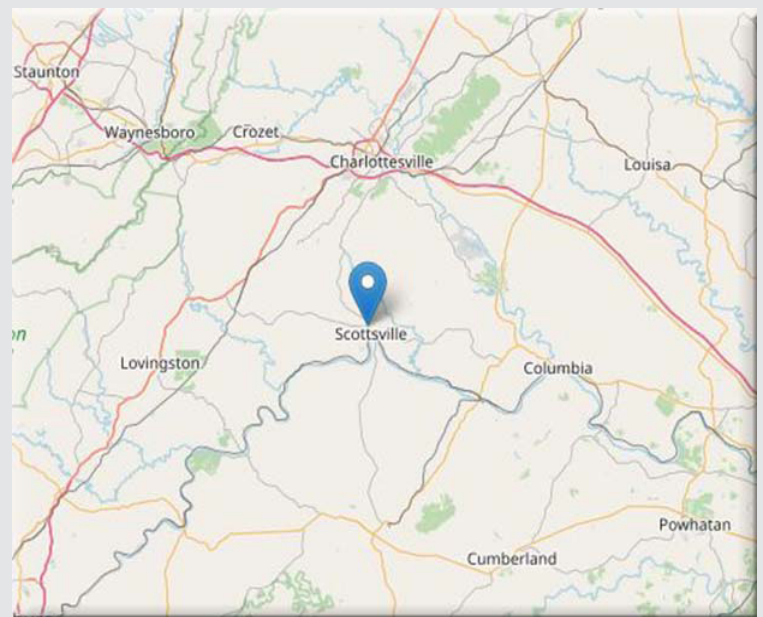
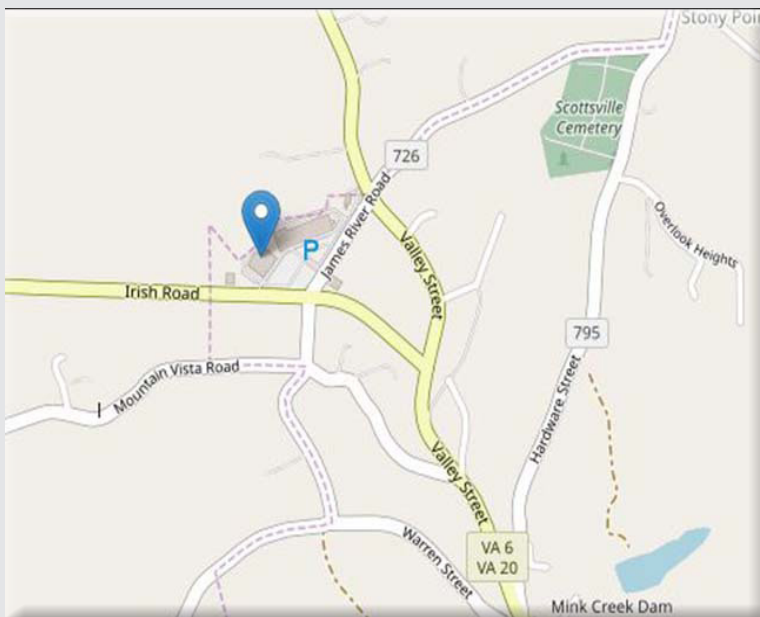


2023 TRADE AREA DEMOGRAPHICS (RetailStat)

POLULATION: 25,700

HOUSEHOLDS: 10,100

MEDIAN HOUSEHOLDS INCOME: 61,100



Jonathan Bowden

804.288.3083 x105 Cell 804.840.0794

jonathan@newlinkmg.com

www.newlinkmg.com

NewLink
 MANAGEMENT GROUP
 Innovative Retail Property Solutions

SCOTTSVILLE SHOPPING CENTER

198 Scottsville Center
 Scottsville, VA 24590

37.808640, -78.503900



UNIT	TENANT	SF
110	Old Dominion Bank	2,191
110B	Ivy Rehab	2,500
110A	US Post Office	5,000
120	Fisher Auto Parts	2,500
126	Subway	1,250
134	Parr Insurance	2,000
138	VA ABC	3,000
144	Rite Aid	2,366
150	AVAILABLE	2,634
156	AVAILABLE	2,500
162	El Cazador Mexican Rest.	2,500
168	Xpress Tobacco	2,500
180	H&R Block	2,500
190	River Town	12,000
198GL	Food Lion	25,018
OP	AVAILABLE	+/- 1 AC



Jonathan Bowden

804.288.3083 x105 Cell 804.840.0794

jonathan@newlinkmg.com

www.newlinkmg.com

NewLink
 MANAGEMENT GROUP

Innovative Retail Property Solutions