



EAST WASHINGTON AVE RETAIL

1970 East Washington Ave, Vinton, VA 24179

ANDY MULLINS

Senior Vice President

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NOAH BECKLEY

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Excellent opportunity to lease approximately 1,400 square feet in a well-positioned multi-tenant commercial building on E. Washington Avenue in Vinton. The property has convenient access and is located adjacent to a neighborhood shopping center anchored by Food Lion, generating consistent consumer traffic throughout the day. Surrounded by a mix of established retailers, service providers, restaurants, and professional businesses, this location offers an ideal setting for retail, office, personal service, or specialty business users seeking a prominent presence in the Vinton market.

PROPERTY HIGHLIGHTS

- Traffic Count-21,000
- High Traffic Commercial Corridor
- On-Site Parking
- Signalized Intersection

OFFERING SUMMARY

Lease Rate:	\$1,500 per month (Gross)
Available SF:	1,400 SF
Building Size:	1,400 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	91	393	1,711
Total Population	232	979	4,250
Average HH Income	\$103,744	\$100,592	\$100,642

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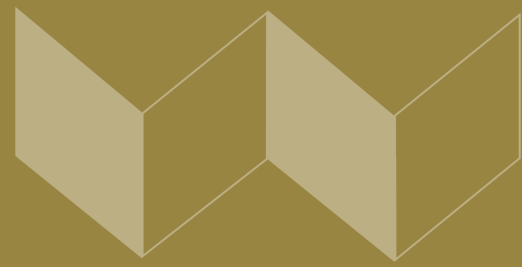
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ADDITIONAL PHOTOS



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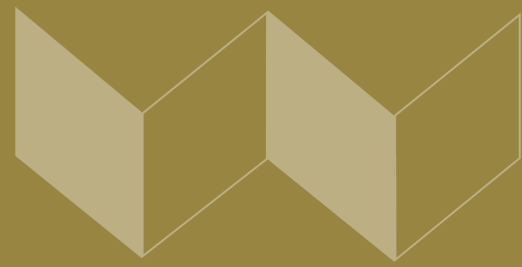
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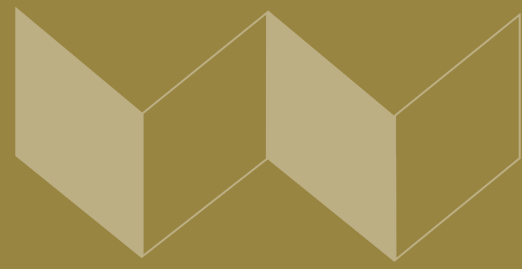
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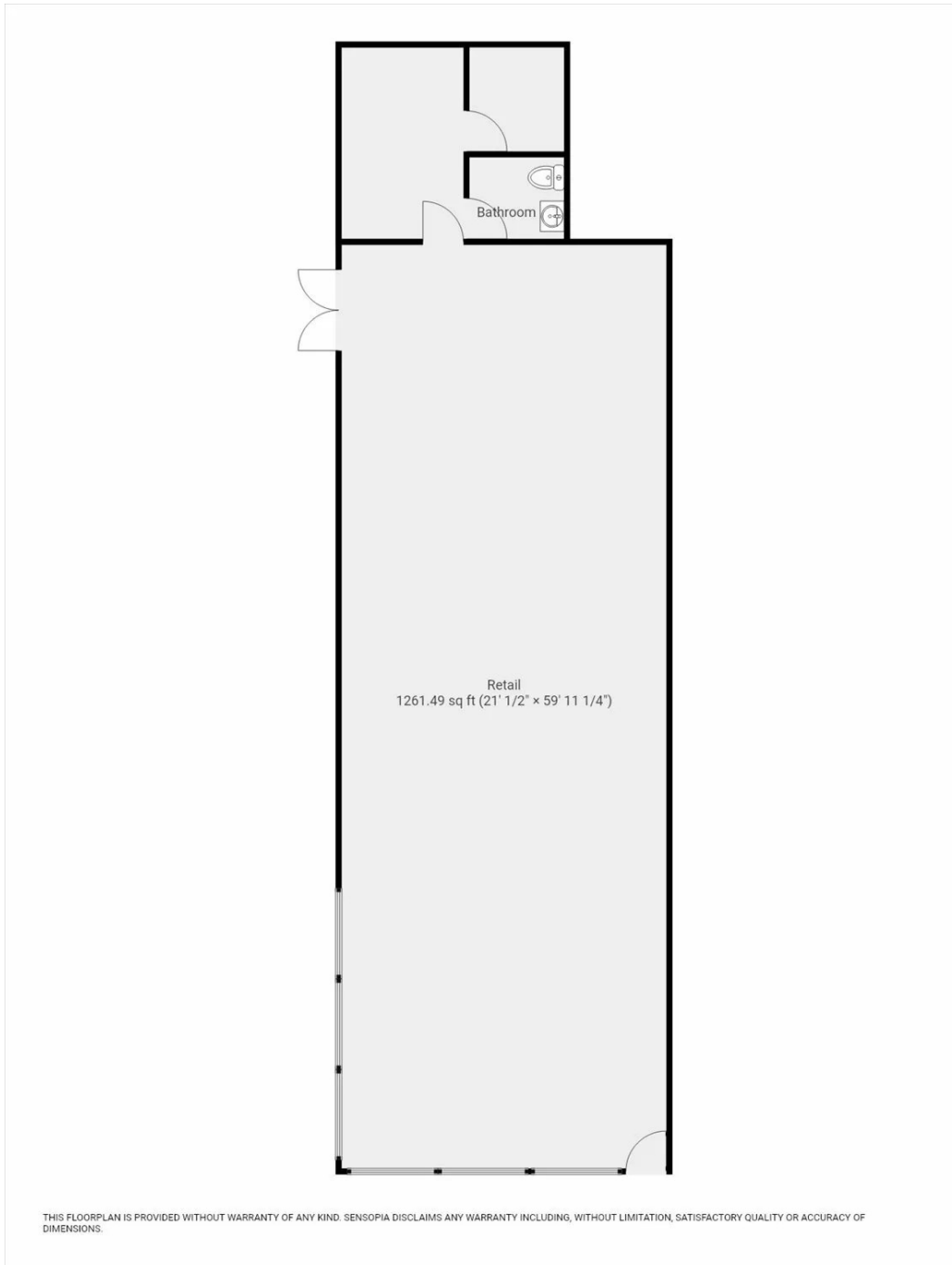
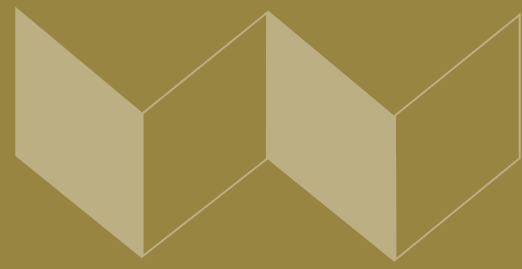
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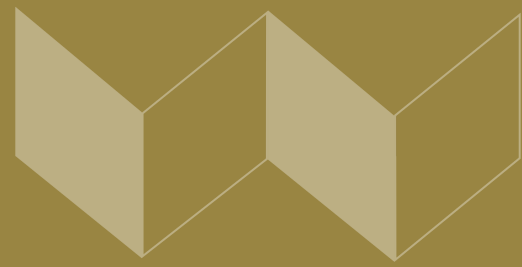
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LOCATION MAP



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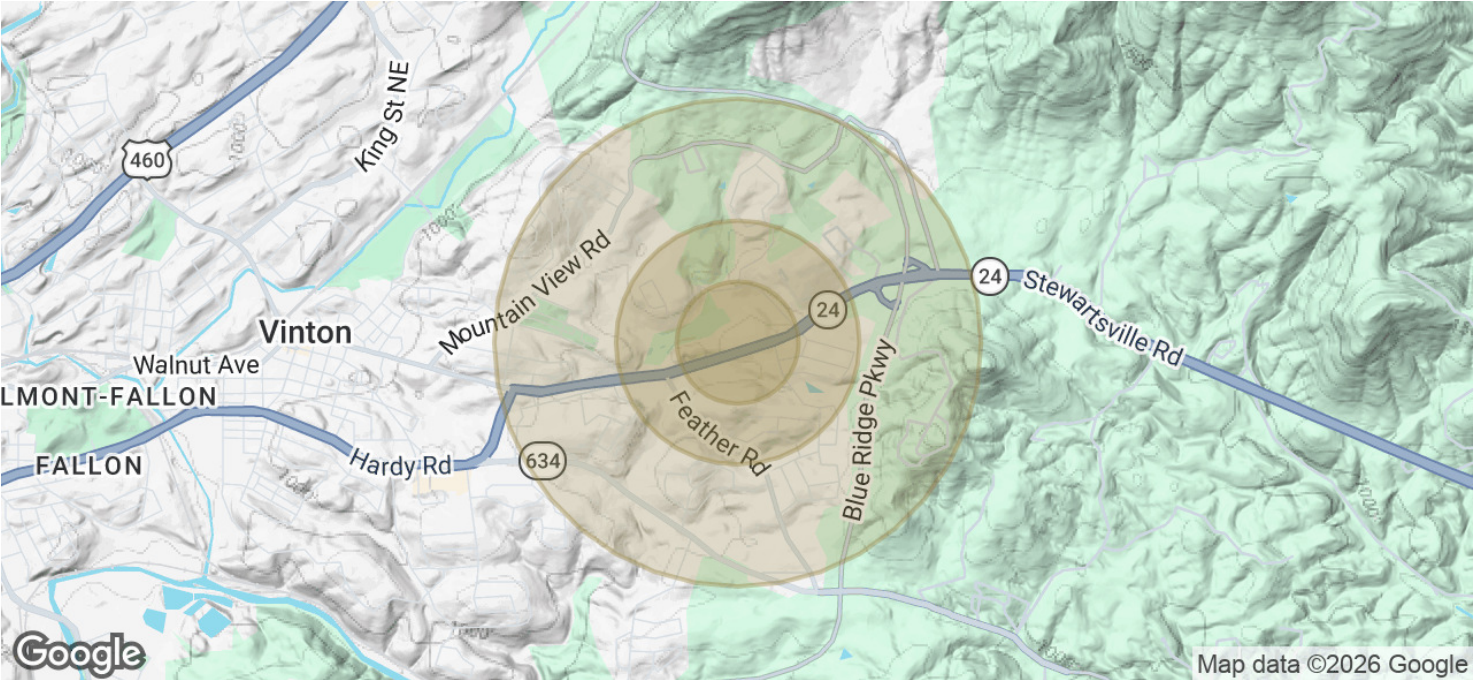
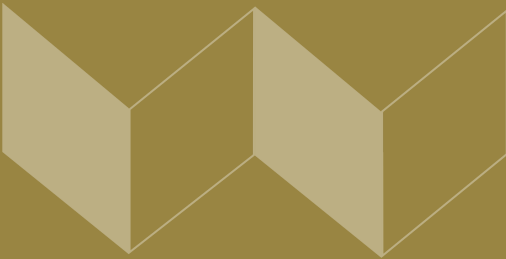
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	232	979	4,250
Average Age	40.5	40.8	39.9
Average Age (Male)	37.6	37.9	37.8
Average Age (Female)	42.7	42.9	41.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	91	393	1,711
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$103,744	\$100,592	\$100,642
Average House Value	\$291,845	\$277,177	\$267,339

2023 American Community Survey (ACS)

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