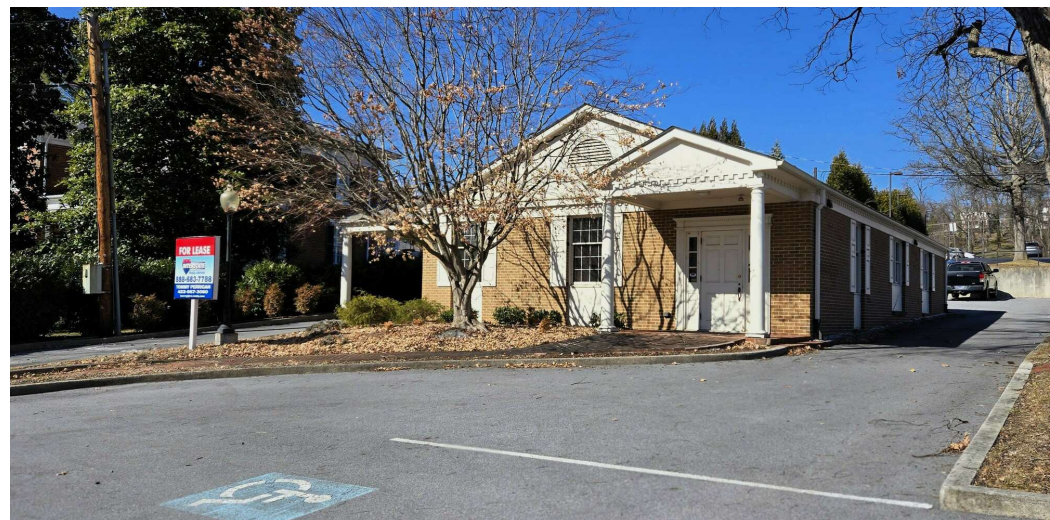




OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Discover the perfect location for your business at 159 E. Valley Street located in Abingdon, VA. This exceptional property, available for lease, offers an ideal blend of convenience and functionality. Boasting 2,040 SF, this property is well-suited for a variety of business uses. Previously a bank with a quaint foyer, large lobby, separate work area, drive through window, three spacious offices with windows, break room and a vault/storage room still intact along with two rest rooms. The charming architectural design, corner lot and parking make this space highly attractive for both tenants and clients. Elevate your operations and make a lasting impression within this distinguished commercial space.

TOMMY PERRIGAN

Retail Consultant
423.967.3080
tommy@ira-realty.com

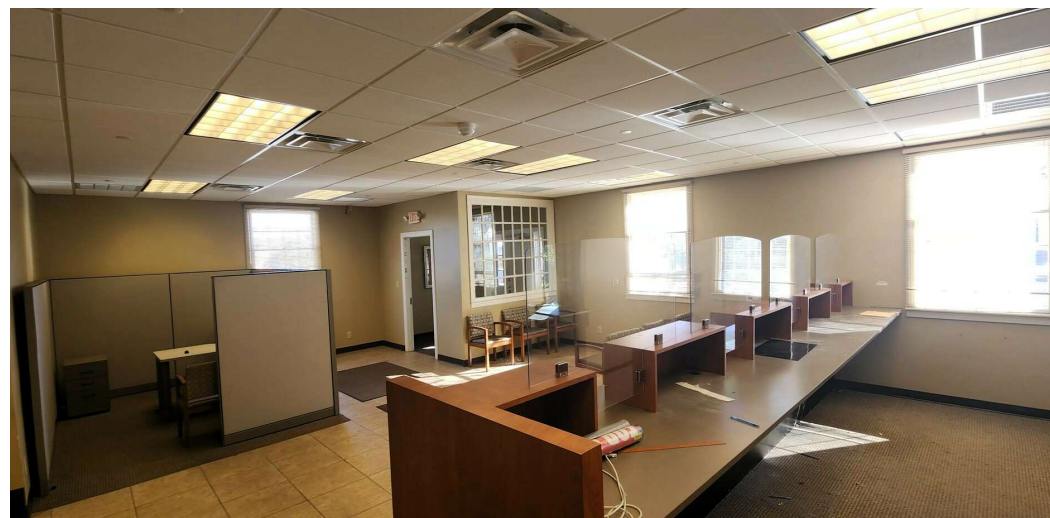
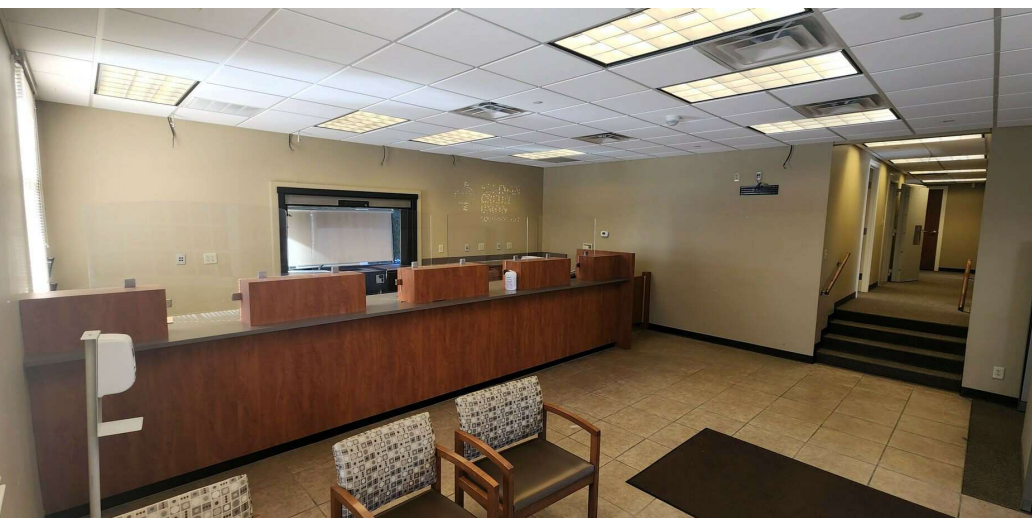
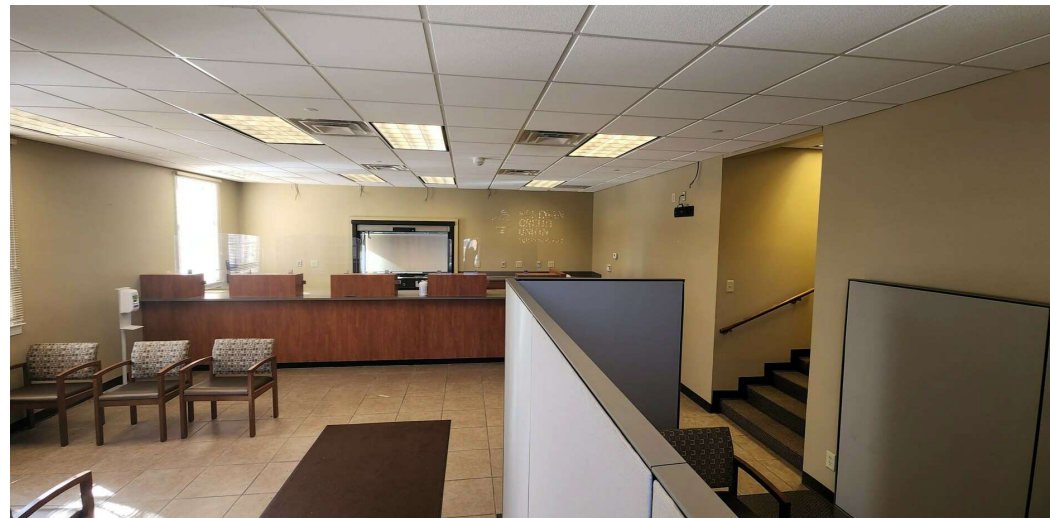
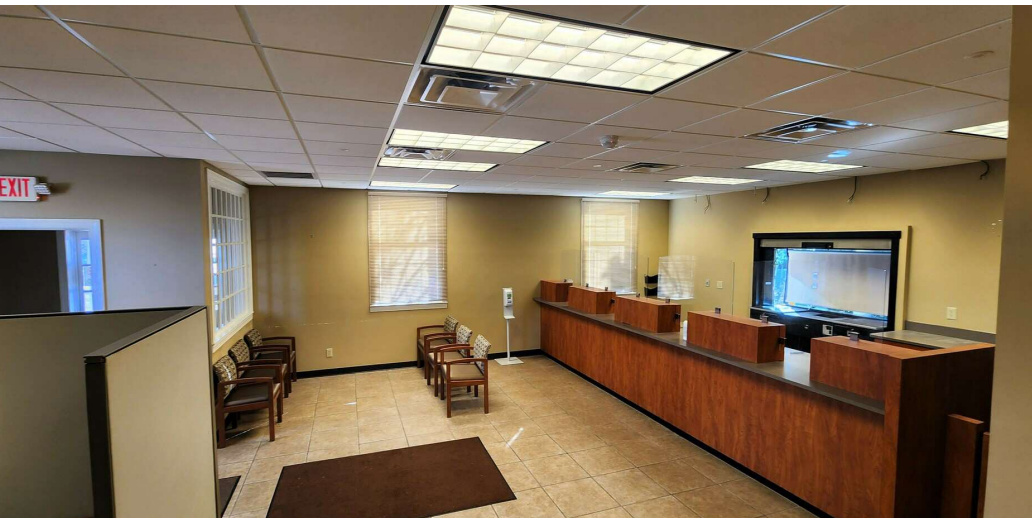
OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	2,040 SF
Lot Size:	0.22 Acres
Building Size:	2,040 SF

DEMOGRAPHICS	2 MILES	5 MILES	7 MILES
Total Households	3,698	8,378	11,327
Total Population	7,953	19,431	26,356
Average HH Income	\$87,850	\$95,637	\$94,791



INTERIOR LOBBY



TOMMY PERRIGAN

Retail Consultant

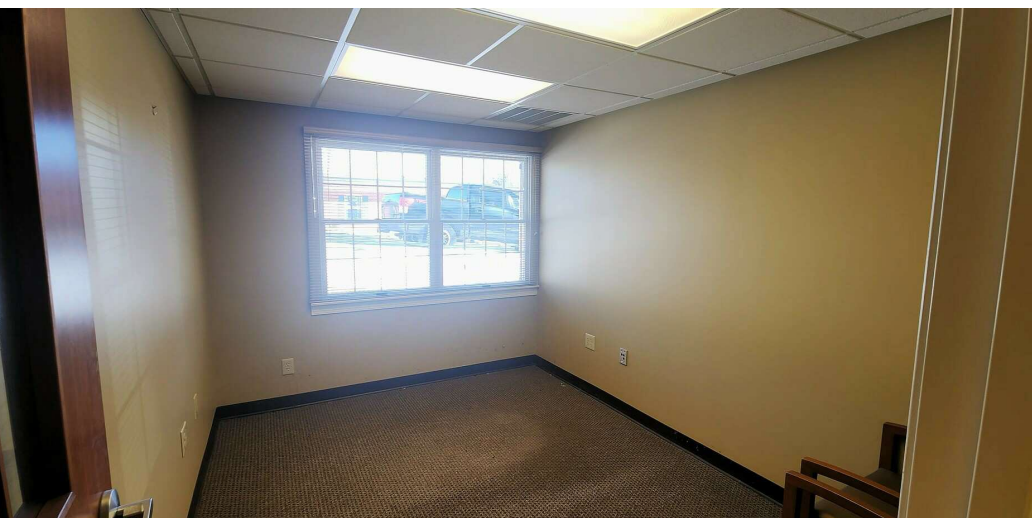
423.967.3080

tommy@ira-realty.com





OFFICES & BREAK ROOM



TOMMY PERRIGAN

Retail Consultant

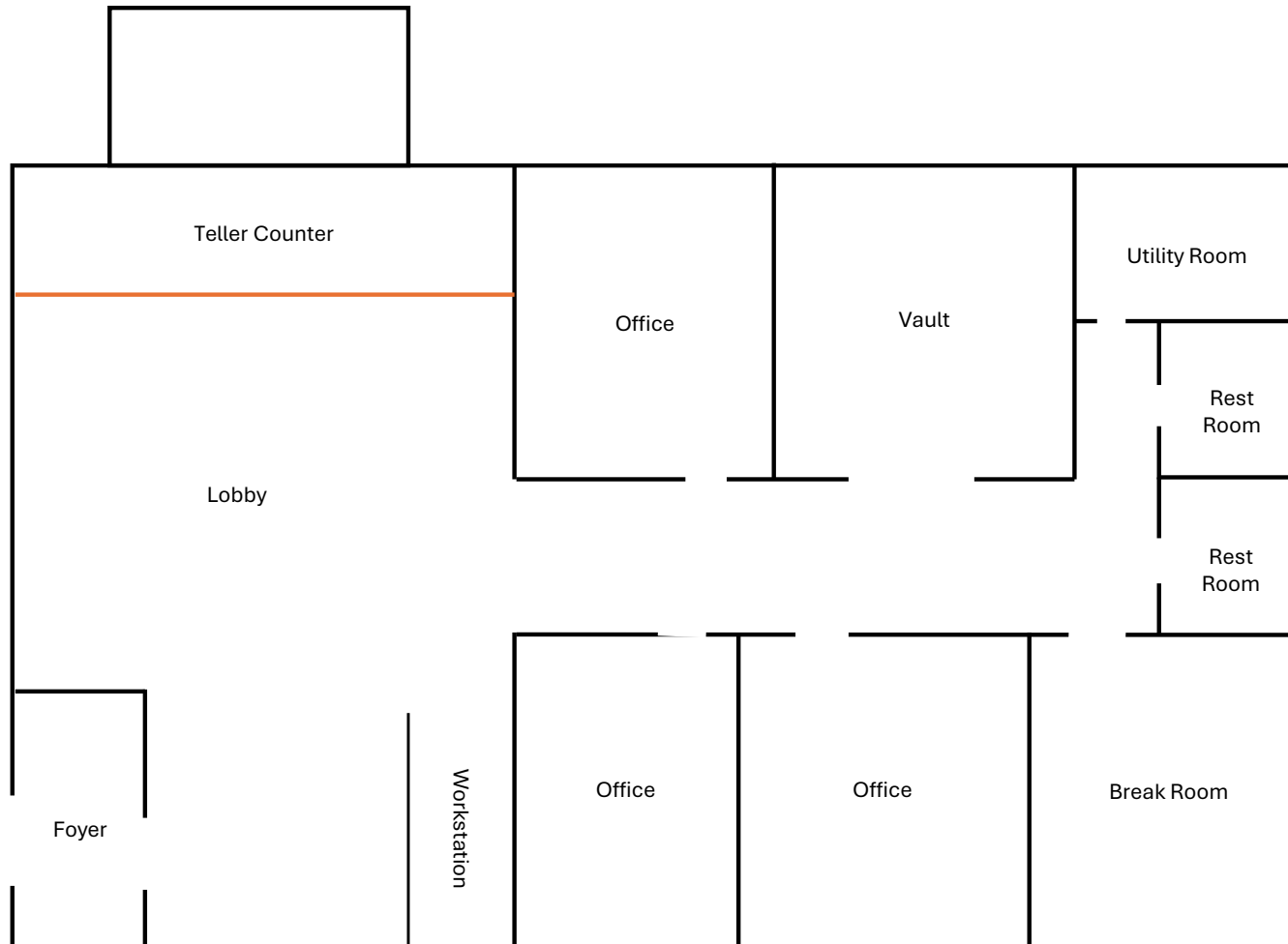
423.967.3080

tommy@ira-realty.com





FLOOR PLAN



For Informational Purposes Only

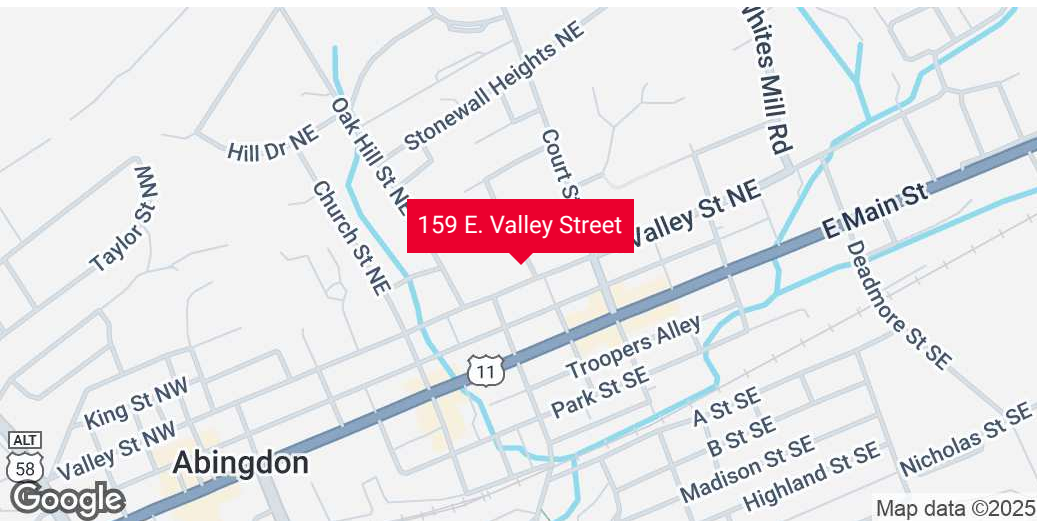
TOMMY PERRIGAN

Retail Consultant
423.967.3080
tommy@ira-realty.com





LOCATION DESCRIPTION

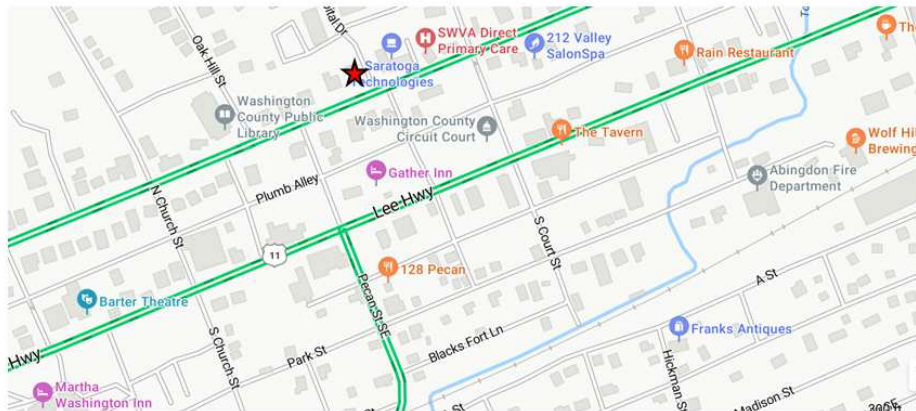


LOCATION DESCRIPTION

Discover the vibrant community surrounding the property in historic Abingdon, VA. This charming town boasts a mix of modern amenities and rich history, offering a perfect blend of work and leisure. The property is conveniently located near the Washington County Library in the walkable downtown area. Abingdon has a thriving arts scene with the Barter Theatre and William King Museum of Art, or network over a round of golf at the Glenrochie Country Club. Take a lunch break at local favorites like 128 Pecan, The Tavern or Bone Fire Smokehouse. The scenic Virginia Creeper Trail is perfect for outdoor enthusiasts, while eclectic boutiques and galleries line the streets of downtown. With its combination of small-town charm and contemporary conveniences, Abingdon provides an ideal backdrop for any professional setting.

PROPERTY HIGHLIGHTS

- Move in Condition
- Prime location on E. Valley Street in historical downtown Abingdon, VA
- Spacious and versatile interior layout with drive thru window
- High visibility with excellent opportunities on corner lot
- Proximity to major transportation route
- Walkable Town
- Close Proximity to the Iconic Barter Theatre & Martha Washington Inn
- Minutes from Interstate 81 and Virginia Highlands Airport



TOMMY PERRIGAN

Retail Consultant
423.967.3080
tommy@ira-realty.com



AERIAL



TOMMY PERRIGAN

Retail Consultant
423.967.3080
tommy@ira-realty.com



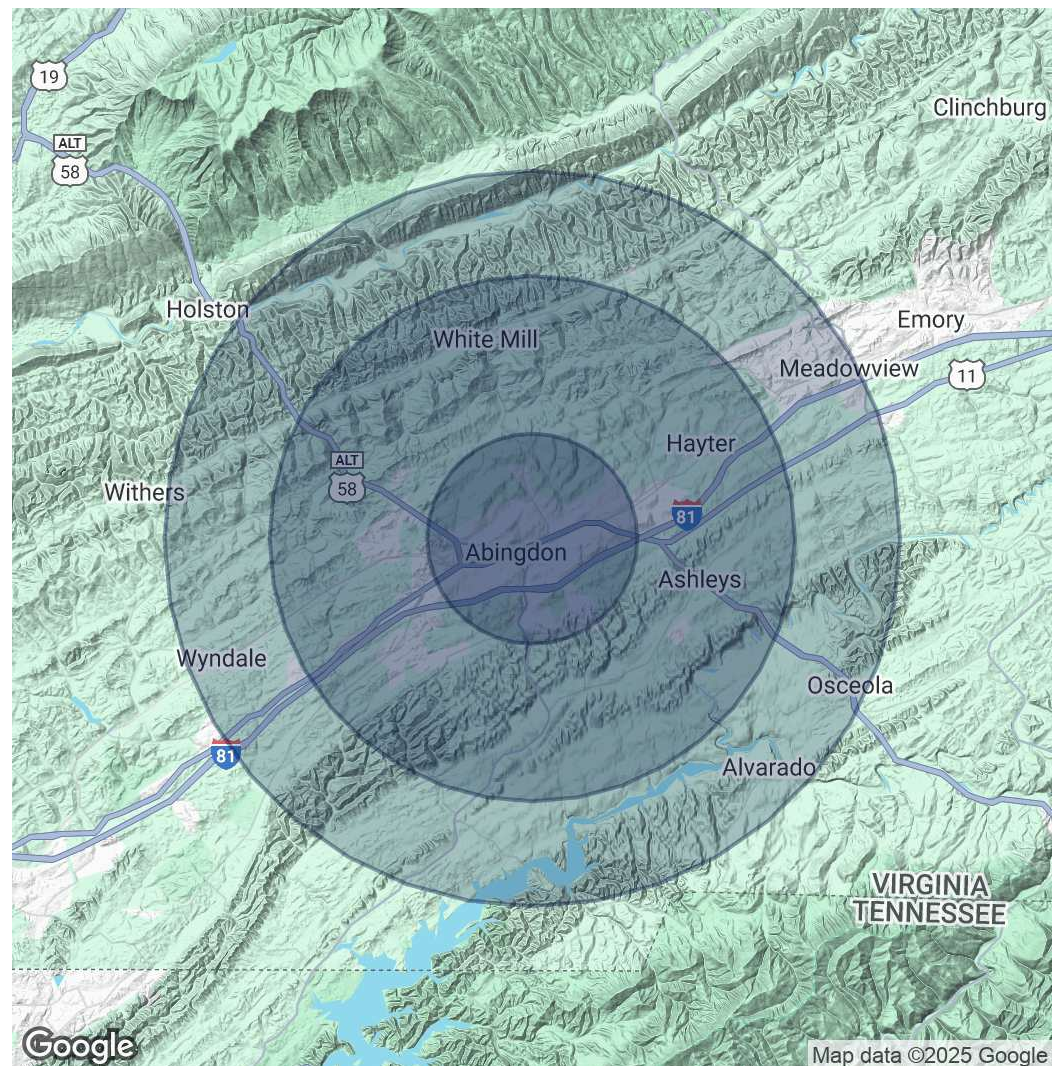


DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	7 MILES
Total Population	7,953	19,431	26,356
Average Age	46	46	46
Average Age (Male)	43	44	44
Average Age (Female)	48	47	47

HOUSEHOLDS & INCOME	2 MILES	5 MILES	7 MILES
Total Households	3,698	8,378	11,327
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$87,850	\$95,637	\$94,791
Average House Value	\$301,703	\$322,542	\$314,405

Demographics data derived from AlphaMap



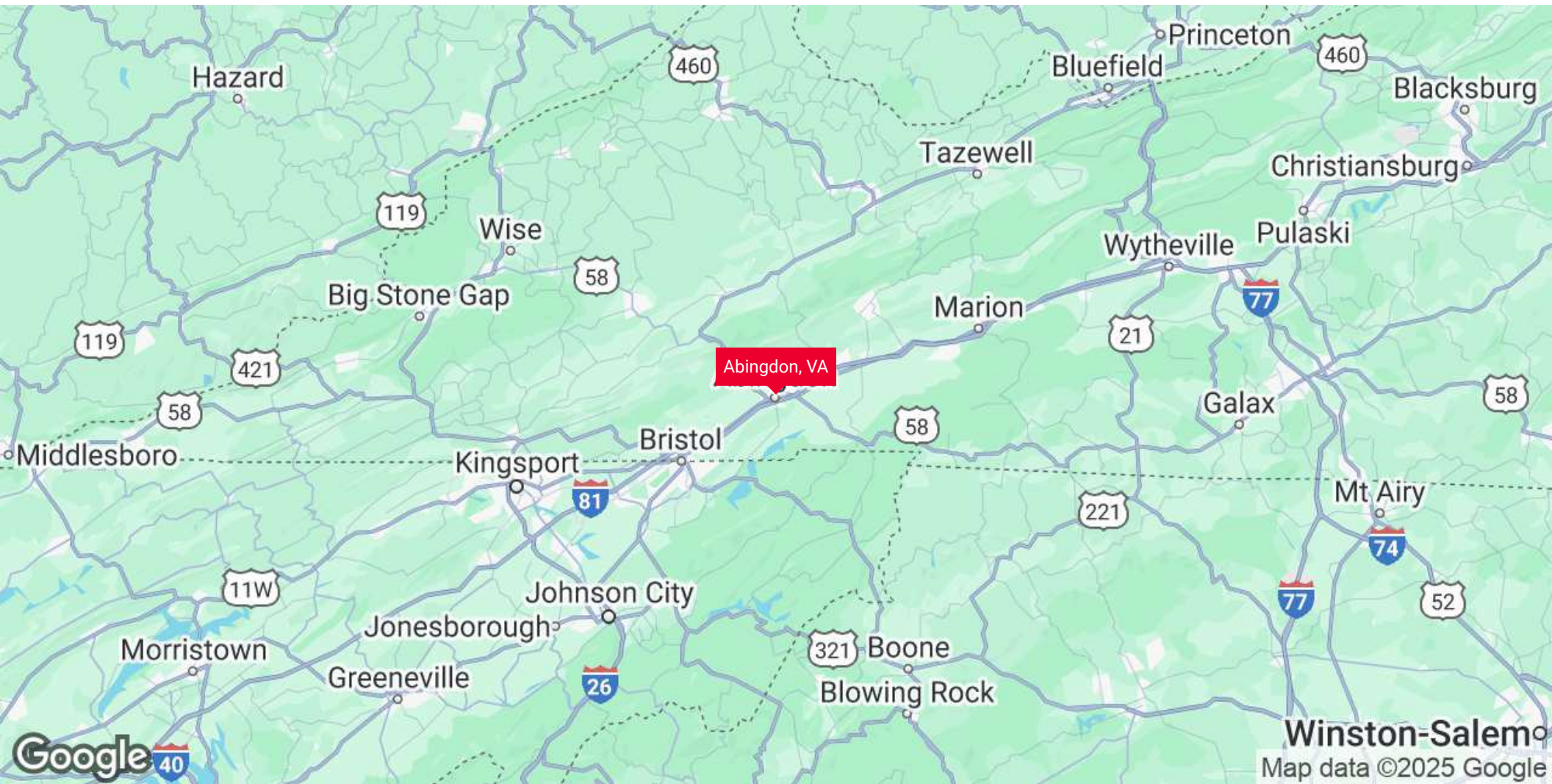
TOMMY PERRIGAN

Retail Consultant
423.967.3080
tommy@ira-realty.com





REGIONAL MAP



TOMMY PERRIGAN

Retail Consultant

423.967.3080

tommy@ira-realty.com

