



# RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 945 N Main St, Marion, VA. This exceptional property offers a highly visible location with ample foot traffic, making it an ideal setting for retailers seeking maximum exposure. Boasting modern amenities and versatile layout options, the property is a blank canvas ready to suit a variety of retail or commercial ventures. Its strategic positioning and well-maintained facade ensure a strong presence in the bustling commercial district. With generous storefront windows and abundant natural light, this space invites potential tenants to showcase their brand and captivate passing shoppers. Take advantage of this premier leasing opportunity to establish a thriving business in the heart of Marion.

## PROPERTY HIGHLIGHTS

- Large Space
- Ready for your buildout

### KREG RAMEY

Affiliate Broker, Aquisitions, Leasing, Site Selection  
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### TOMMY PERRIGAN

Retail Consultant  
423.967.3080  
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## OFFERING SUMMARY

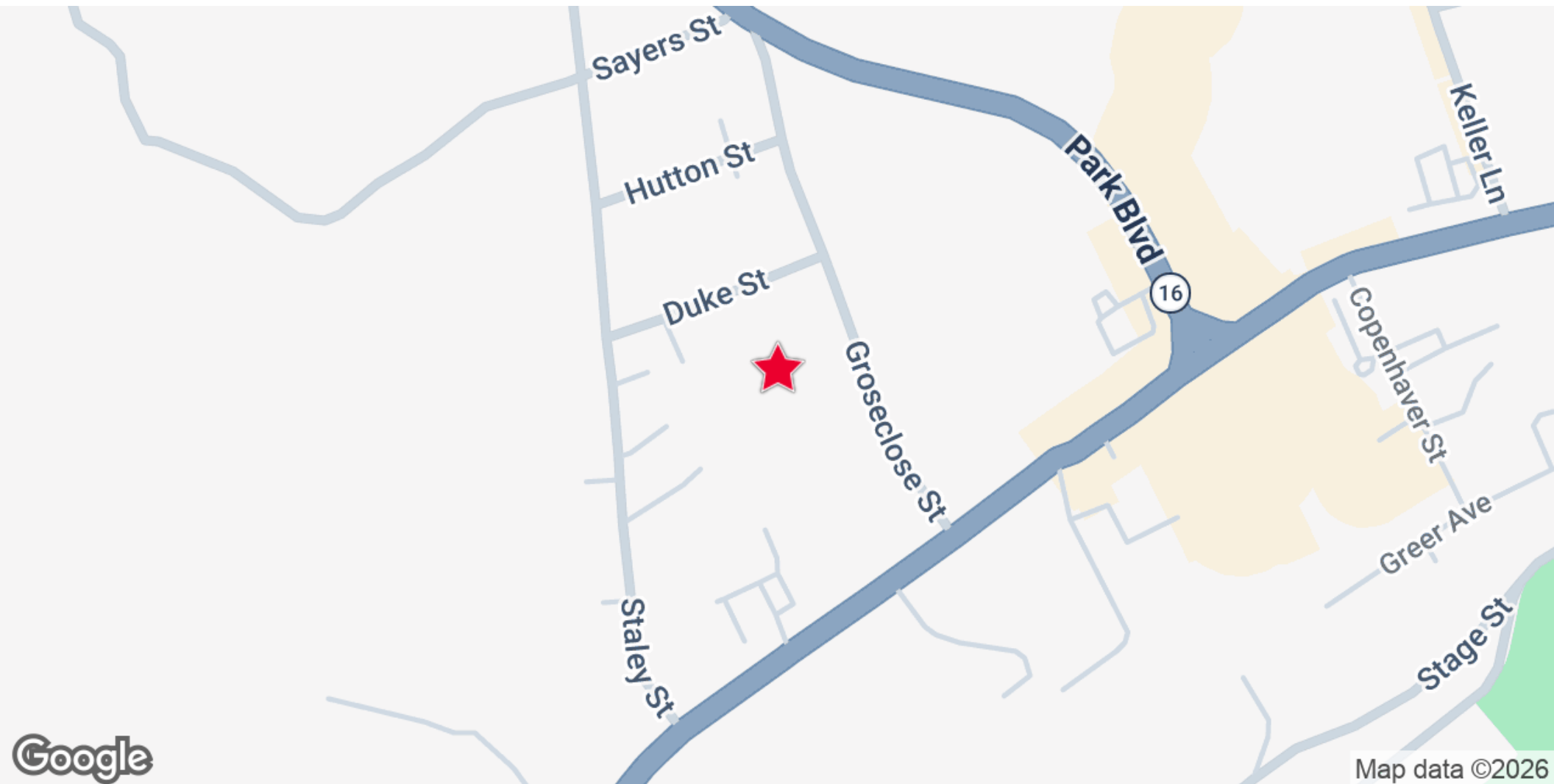
Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	8
Available SF:	1,800 - 5,562 SF
Lot Size:	84,571 SF
Building Size:	50,280 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,460	4,839	9,381
Total Population	7,801	10,966	21,711
Average HH Income	\$68,150	\$68,438	\$67,439





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