



River Park

1092 BYPASS HWY
VINTON, VIRGINIA

RETAIL SHOPPING CENTER | FOR SALE OR LEASE

INVESTMENT OPPORTUNITY
±59,000 SF | 14 AC
\$4,000,000

RIVER PARK SHOPPING CENTER



PROPERTY FEATURES

- **±59,000 SF RETAIL SPACE | 14.00 ACRES**
- **INVESTMENT OPPORTUNITY | \$4,000,000**
- Anchored by Big Lots attracting customers from a large demographic range
- Corner lot with 2 ingress/egress access points
- Highly visible center with signage opportunities facing Bypass Road, signage on front of the building
- *\$16 Million improvement planned by VDOT at Bypass Road and Hardy Road
- 14,076 Approximate VPD – Bypass Road
- 346 surface parking spaces (677/1,000 SF)



LEASE AVAILABILITIES

UNIT	SF	CURRENT TENANTS
1060	1,400	AVAILABLE 2026 – Pizza Hut
1076	7,000	Floyd Ward School of Dance
1084	1,400	AVAILABLE
1088	8,470	AVAILABLE 2026 – Defy Gravity
1090	36,116	Big Lots
1096	1560	Downhome Pharmacy
A	1,560	AVAILABLE
B	1,560	AVAILABLE

RIVER PARK SHOPPING CENTER located in the Vinton Market



Vinton, VA



NEARBY TENANTS

BIG LOTS!

O'Reilly
AUTO PARTS

CVS

Pizza Hut

McDonald's

Atlantic Union Bank

Bojangles

First Citizens Bank

DEMOGRAPHICS



93,757
POPULATION



\$95,166
AVERAGE
INCOME



108,151
DAYTIME
POPULATION

	1 MILE	3 MILES	5 MILES
Population	7,818	35,697	93,757
Households	3,414	15,164	41,017
Avg. Household Income	\$95,166	\$78,273	\$84,313
Daytime Population	6,773	37,285	108,151

CUSHMAN & WAKEFIELD

THALHIMER



River Park Shopping Center

BIG LOTS!
Pizza Hut

O'Reilly
AUTO PARTS

Bojangles

DOLLAR TREE
TRACTOR SUPPLY CO
Starbucks
Kroger
AutoZone

Atlantic Union Bank

CVS

McDonald's

Pinnacle
FINANCIAL PARTNERS

ROSIE'S
7/7/7
SAME ROOM.

DUNKIN' F Mobile
SUBWAY

LANCELOT
AUTO SERVICE

For more information, please contact:

Wyatt Poats | Vice President | wyatt.poats@thalhimer.com | 540 767 3008



THALHIMER

Thalhimer
310 First Street, Suite 300
Roanoke, VA 24011
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.