

RETAIL SPACE FOR LEASE

2006 2ND STREET

Richlands, VA 24641



PROPERTY DESCRIPTION

Coldwell Banker Commercial BRE welcomes you to Richlands Towne Center, a thriving 37,000 sq ft shopping destination located in downtown Richlands, VA. Established in 1980, this bustling center boasts strong tenants such as Advance Auto, Rent-A-Center, a laundromat, and a gym, with Hardee's and a popular car wash nearby generating ample foot traffic. Known as one of the most sought-after centers in town for both tenants and customers, Richlands Towne Center offers an excellent opportunity for your business to flourish.

OFFERING SUMMARY

Lease Rate:	\$9.60 SF/yr (MG)
Available SF:	2,500 SF
Building Size:	37,210 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	5,410	9,805	16,030
Total Population	12,215	22,348	37,537
Average HH Income	\$63,857	\$65,740	\$64,026

David Burks
804 366 2754



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LEGEND

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,500 SF	Lease Rate:	\$9.60 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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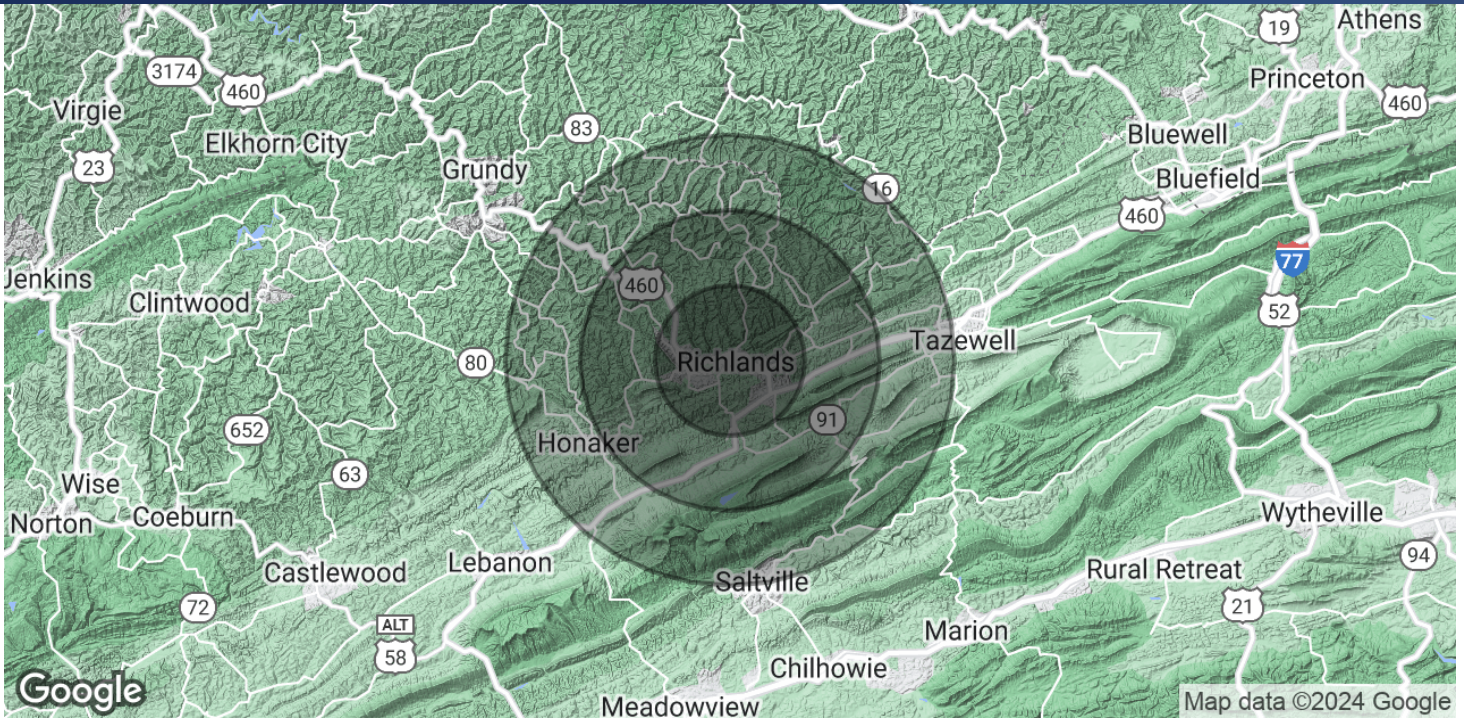


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	12,215	22,348	37,537
Average Age	45	45	45
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,410	9,805	16,030
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$63,857	\$65,740	\$64,026
Average House Value	\$157,629	\$153,585	\$147,531

Demographics data derived from AlphaMap

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