

DALEVILLE TOWN CENTER SOUTH VILLAGE

32 TOWN CENTER ST DALEVILLE, VA 24083



OFFERING SUMMARY

Available SF: 1,400 - 2,900 SF

Lease Rate: \$28.00 - 31.00 SF/yr
(MG; Full Service)

Building Size: 20,000 SF

Zoning: TND

PROPERTY OVERVIEW

Presented for lease by Stephen Pendergrass of Poe & Cronk Real Estate Group - the Daleville Town Center South Village offers a unique blend of contemporary design and functionality. This mixed-use property seamlessly integrates prime retail spaces, sophisticated office suites, and luxurious residential units, creating a vibrant and live/work dynamic.

Designed by 3 North, DTC South Village features innovative architecture and sustainable design principles. The building's cascading green walls, inviting open spaces, large terrace and patios strike a modern profile in the bustling DTC community.

The retail space offers prime location with high-visibility ground-floor spaces with direct street access and ample foot traffic. The flexible layout is adaptable to a wide range of retail concepts.

The office suites feature open floor plans, floor-to-ceiling windows, and terraces overlooking the surrounding area. High ceilings and abundant natural light create an inviting and spacious atmosphere.

The Daleville Town Center allows tenants access to several walkable amenities including restaurants, a farmers market, new YMCA, new premium hotel, and nearby apartments and single family homes.



STEPHEN PENDERGRASS, SIOR, CCIM

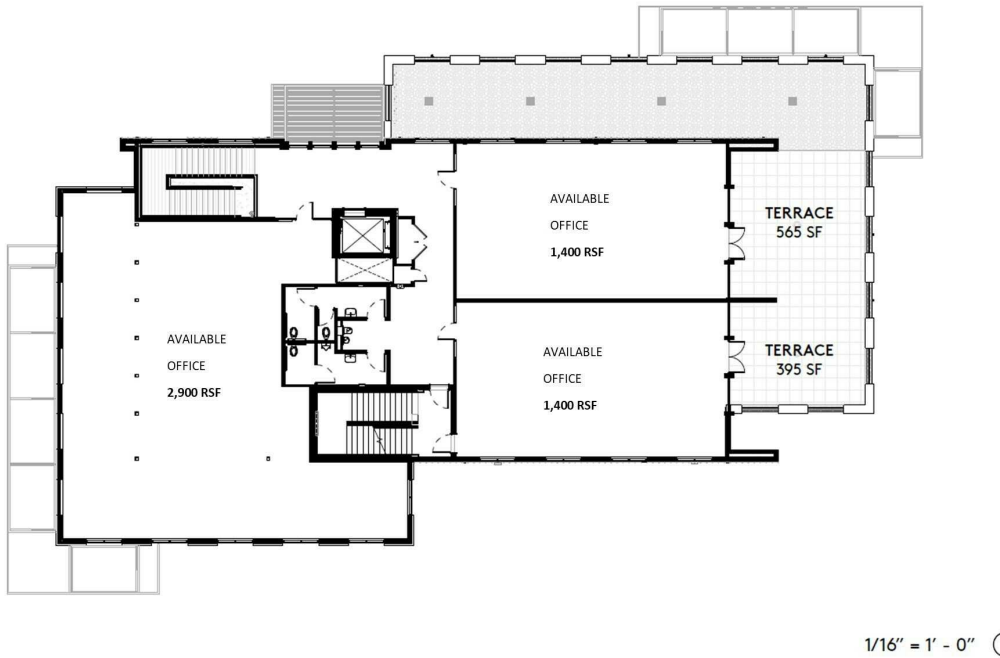
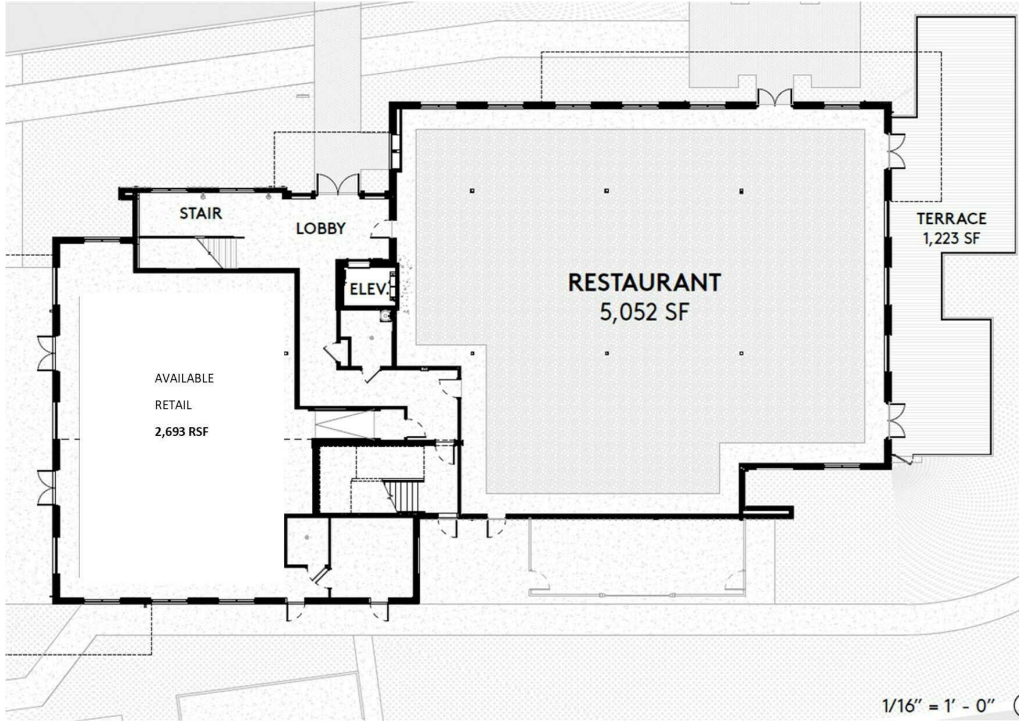
Vice President

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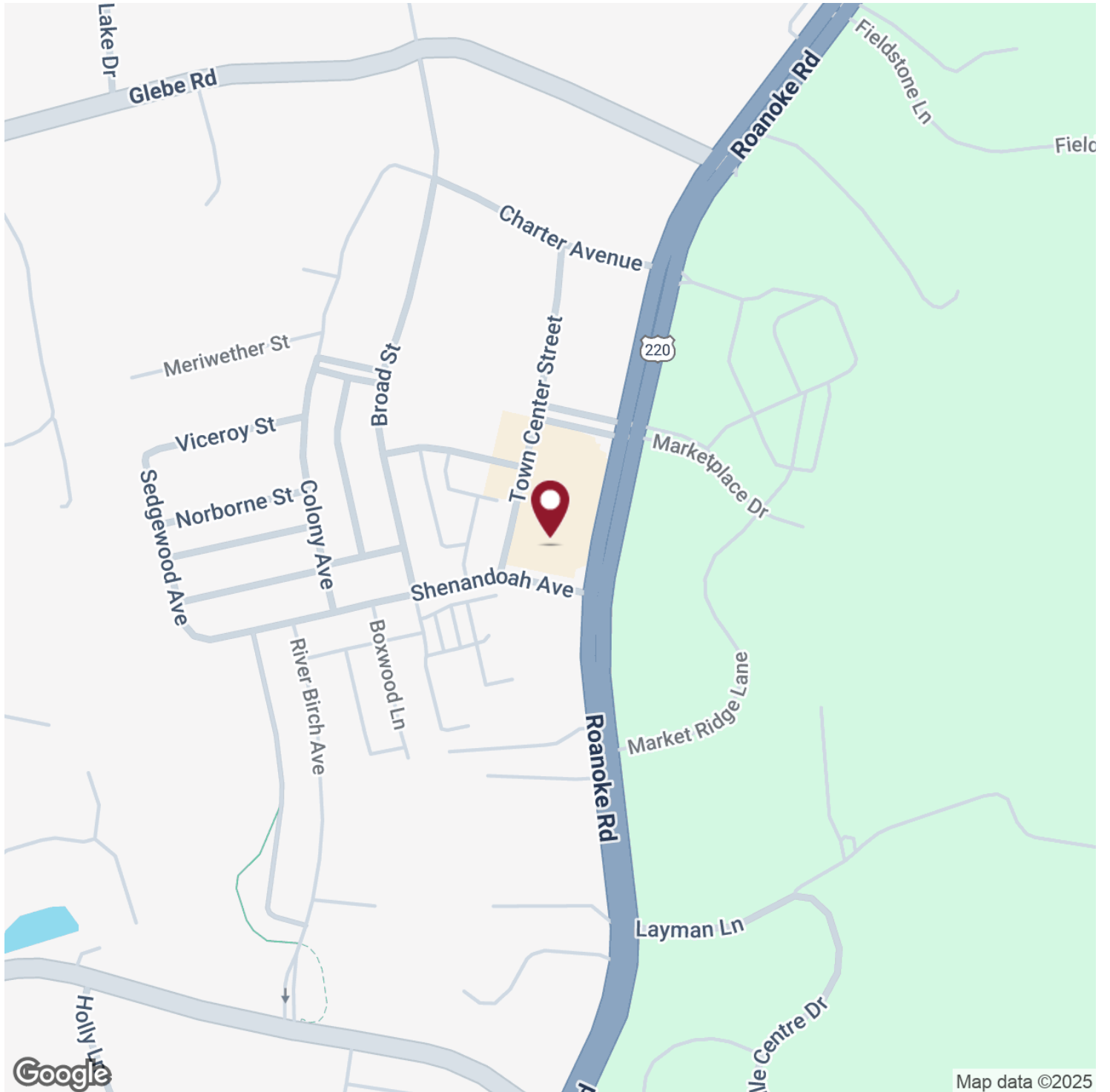


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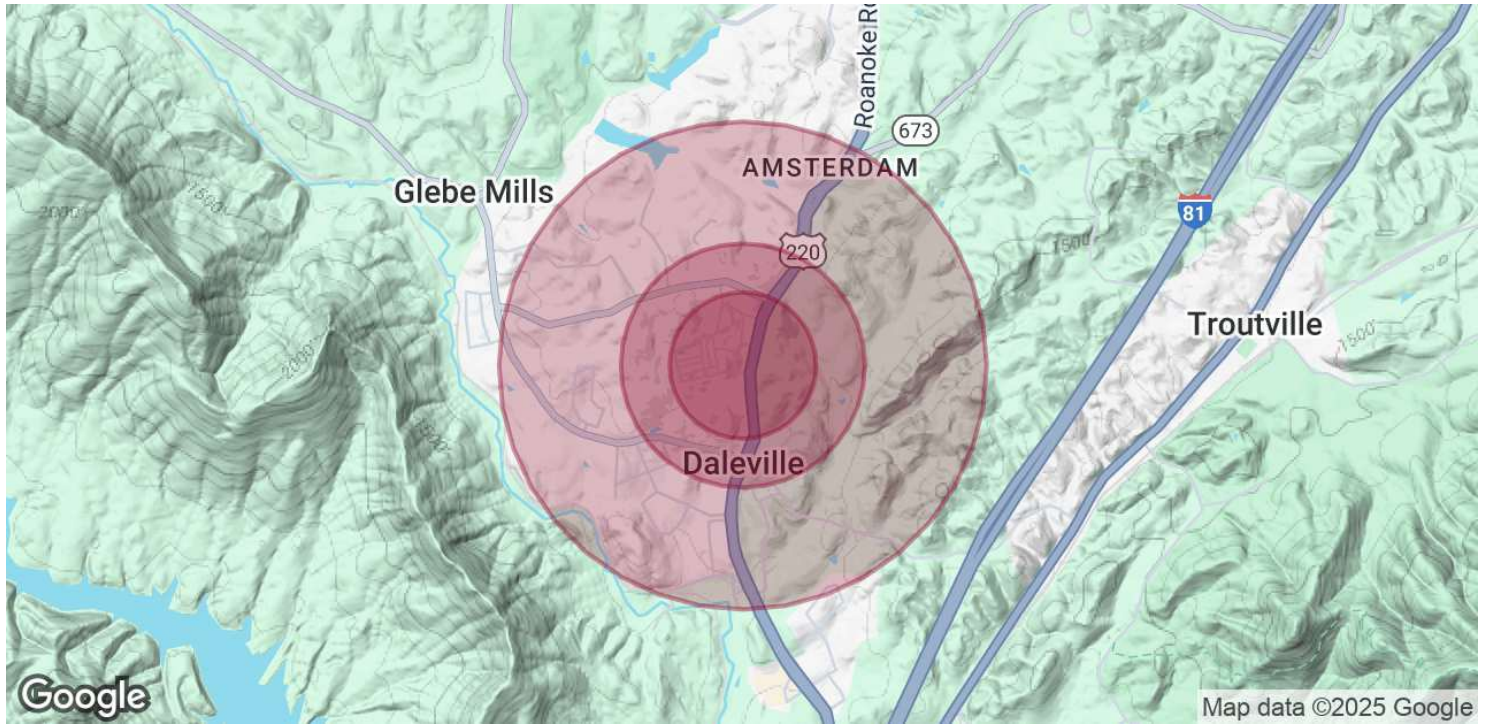


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	311	740	2,141
Average Age	52	52	51
Average Age (Male)	50	49	49
Average Age (Female)	55	54	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	136	316	899
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$159,491	\$154,490	\$148,979
Average House Value	\$512,592	\$481,226	\$461,873

Demographics data derived from AlphaMap



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