

# FOR LEASE

**Poplar Forest Center**  
17804 Forest Rd. Suite D Forest, VA 24551



[cbcread.com](http://cbcread.com)

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**COLDWELL BANKER  
COMMERCIAL  
READ & CO.**

Coldwell Banker Commercial Read & Co. | 101 Annjo Ct. Forest, VA | 434.455.225

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## Poplar Forest Center 17804 Forest Rd. Suite D Forest, VA 24551



### PROPERTY DESCRIPTION

The Poplar Forest Center is a high traffic shopping center located just off of Forest Rd. (26,000 VPD). Unit D features approximately 2,100 Sq. Ft. of Office/Warehouse/Flex space. This property features: A shared loading dock with an 8'x 8' door, warehouse space featuring 16" ceilings and a drive in 10'x10' entry door, and a glass store front with showroom/office space. This property is in close proximity to several other local businesses, and Graves Mill Rd. which provides easy access to US-501.

### OFFERING SUMMARY

Lease Rate	\$1,950.00/Month
Unit Sq. Ft.	2,100 +/-
Traffic Count	26,000 VPD
Use	Office/Warehouse/Flex
Zoning	C-2 (General Commercial)

### PROPERTY HIGHLIGHTS

- Warehouse Space
- Office/showroom space
- Shared loading dock with 8'x 8' door
- 10'x10' drive in entry door to warehouse
- 26,000 VPD

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## Exterior and Maps



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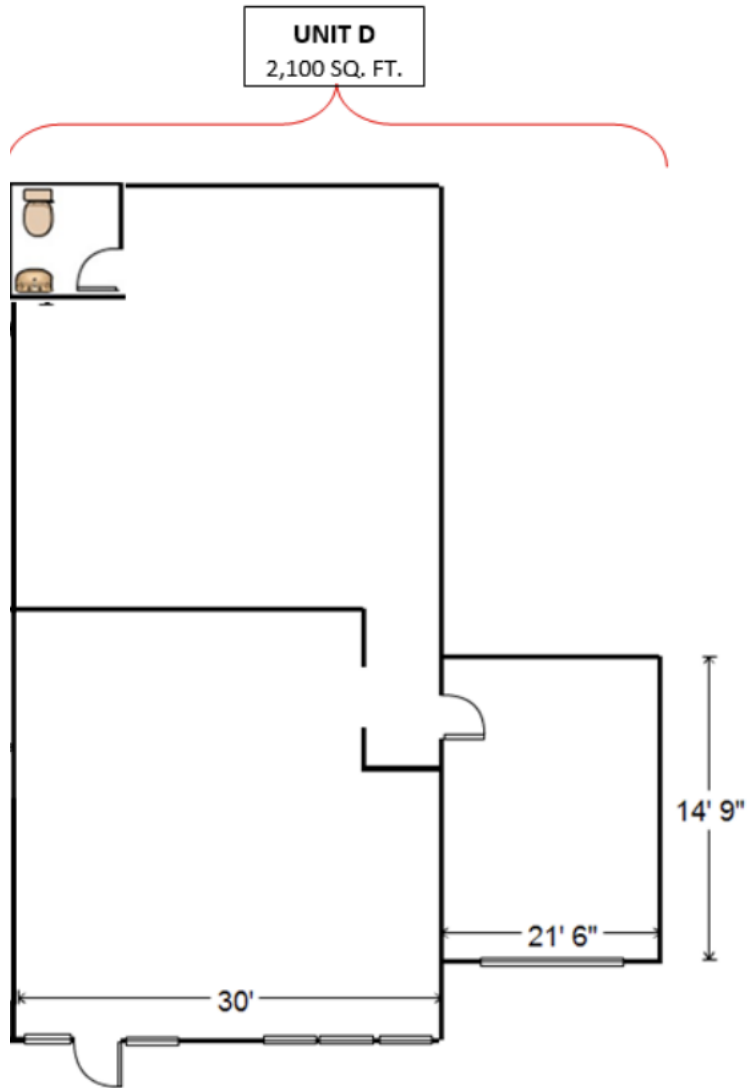
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## Floor Plans

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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor/buyer in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

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