![SVN Commercial Specialists logo]

WOODSTOCK - SHENANDOAH SQUARE

1029 S MAIN ST
WOODSTOCK, VA 22664

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Property Summary

OFFERING SUMMARY

Lease Rate:	$7.50 SF/yr (NNN)
Number of Units:	1
Available SF:	8,000 SF
Lot Size:	9.713 Acres
Building Size:	97,293 SF

PROPERTY DESCRIPTION

Shenandoah Square Shopping Center is anchored by Food Lion and Bealls Outlet combined with a nice mix of regional tenants such as; Horizon Goodwill, Anytime Fitness and Sherwin Williams along with local restaurants and retail shops. SVN has listed a great lease opportunity within the center. We have an 8,000 sq ft end cap space adjacent to the Food Lion grocery space ready for occupancy this summer. This space is well suited for office, medical uses, retail such as: Home Furnishing, Home Improvement, Sporting Goods, Rent to Own, Etc. The space is offered at $7.50 per sq ft NNN ($1.92 psf) for immediate occupancy.
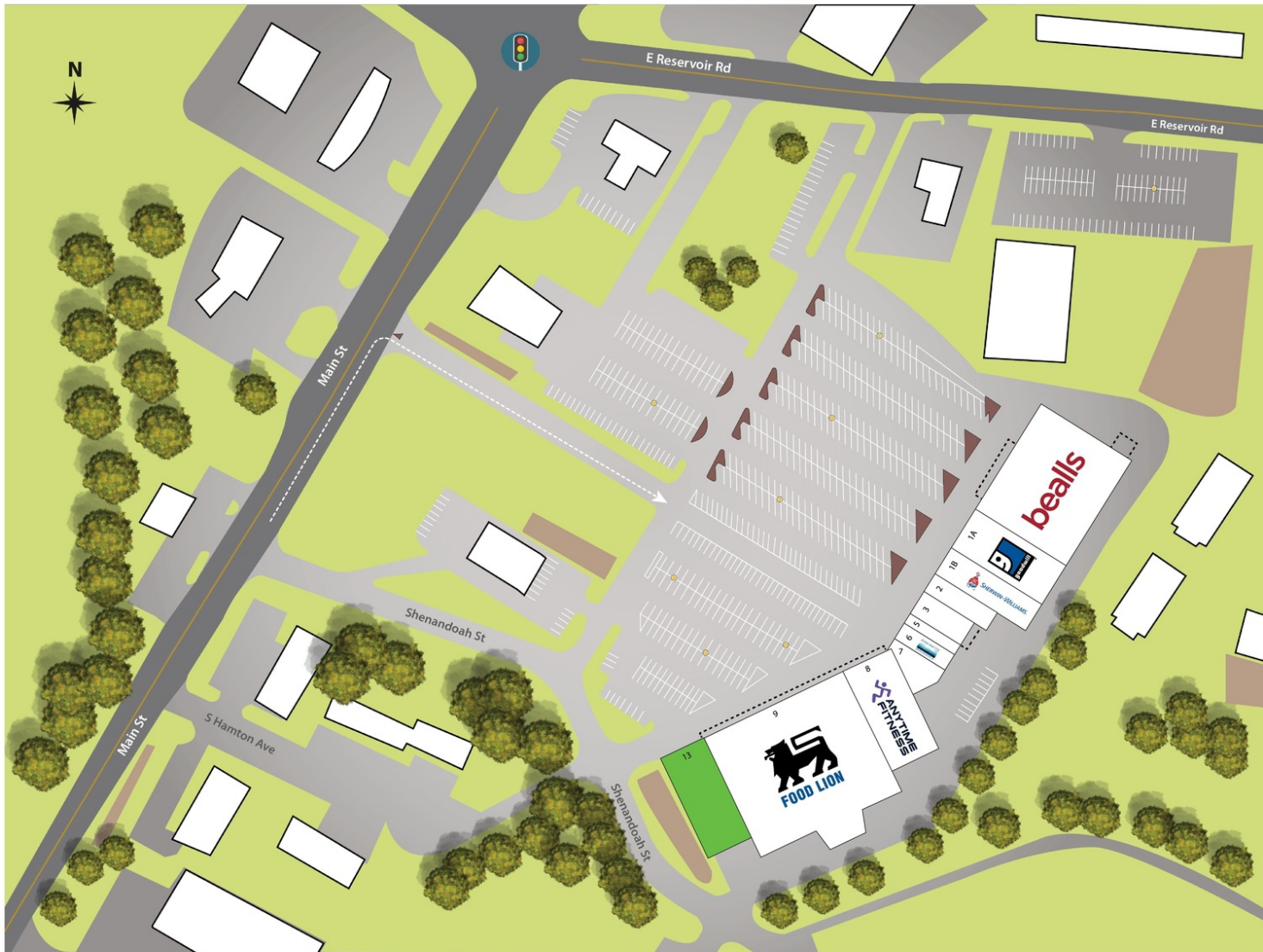
PROPERTY HIGHLIGHTS

- Premier grocery anchored Regional Shopping Center
- Nice mix of regional and local tenants
- Prime location at the intersection of South Main Street and Reservoir Road
- The center is centric to multiple Townhouse and Multi-family residential
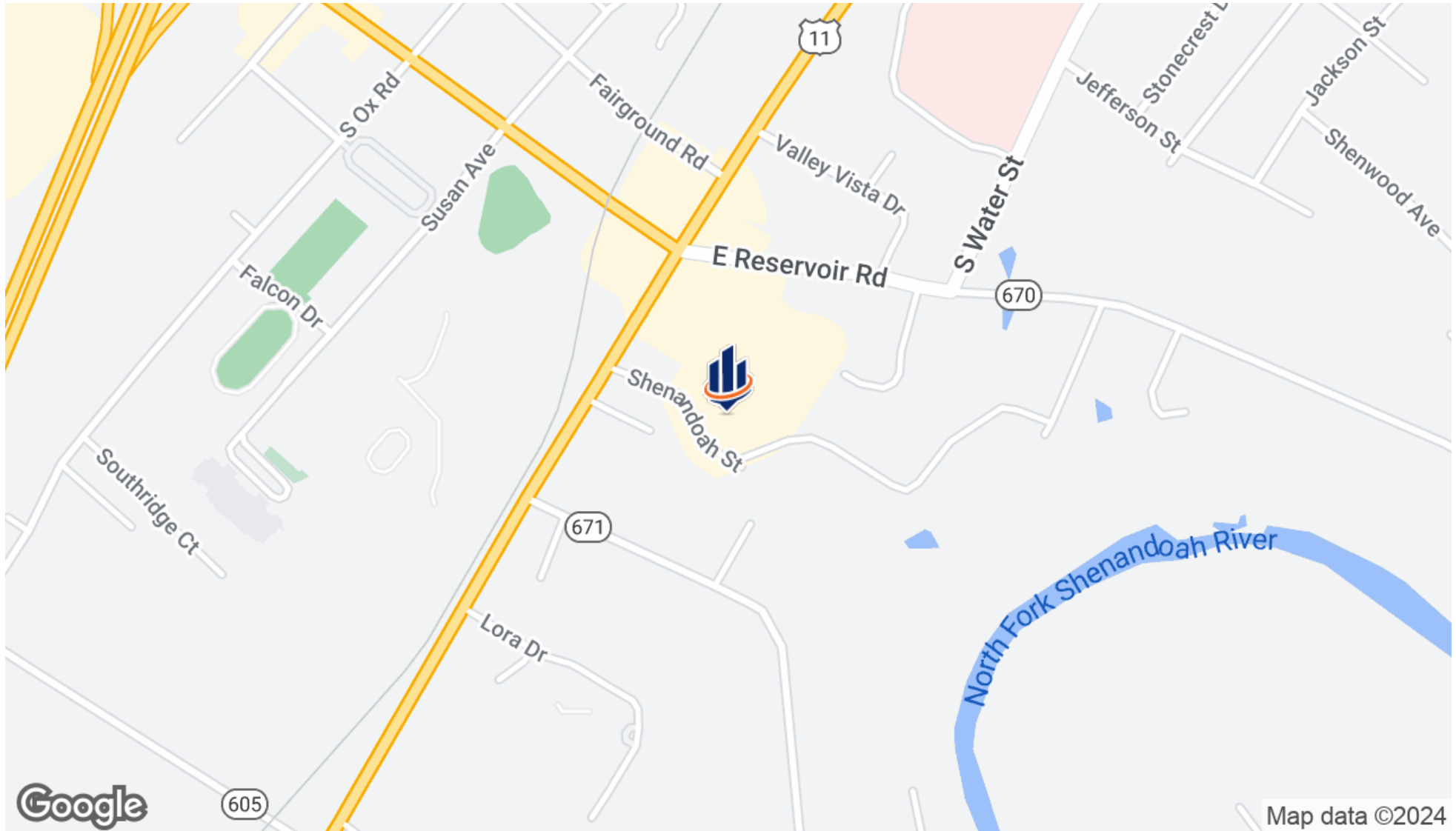
Additional Photos

Additional Photos

Shenandoah Square

Suite	Tenant	SF
1	Bealls	17,765
1A	Horizon Goodwill	7,000
1B	Sherwin-Williams	4,875
2	Tony's Pizza House	2,000
3	Charlie's Tobacco Outlet	2,800
5	China Wok	975
6	Aimonetti Insurance	1,300
7	Hair Spray Salon	2,264
8	Anytime Fitness	8,450
9	Food Lion	28,350
13	Available	8,000

Location Map

Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	13,320	24,264	55,429
Average Age	44	44	44
Average Age (Male)	42	43	43
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,412	9,863	22,610
# of Persons per HH	2.5	2.5	2.5
Average HH Income	$91,617	$93,352	$90,927
Average House Value	$321,351	$345,008	$335,831

Demographics data derived from AlphaMap