

RETAIL PROPERTY FOR LEASE

1340 W. Main St. Danville,
VA, Danville, VA 24541

PRESENTED BY:

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Executive Summary

DAN RIVER PLAZA - DANVILLE, VA | 1340 W. MAIN ST. DANVILLE, VA, DANVILLE, VA 24541



OFFERING SUMMARY

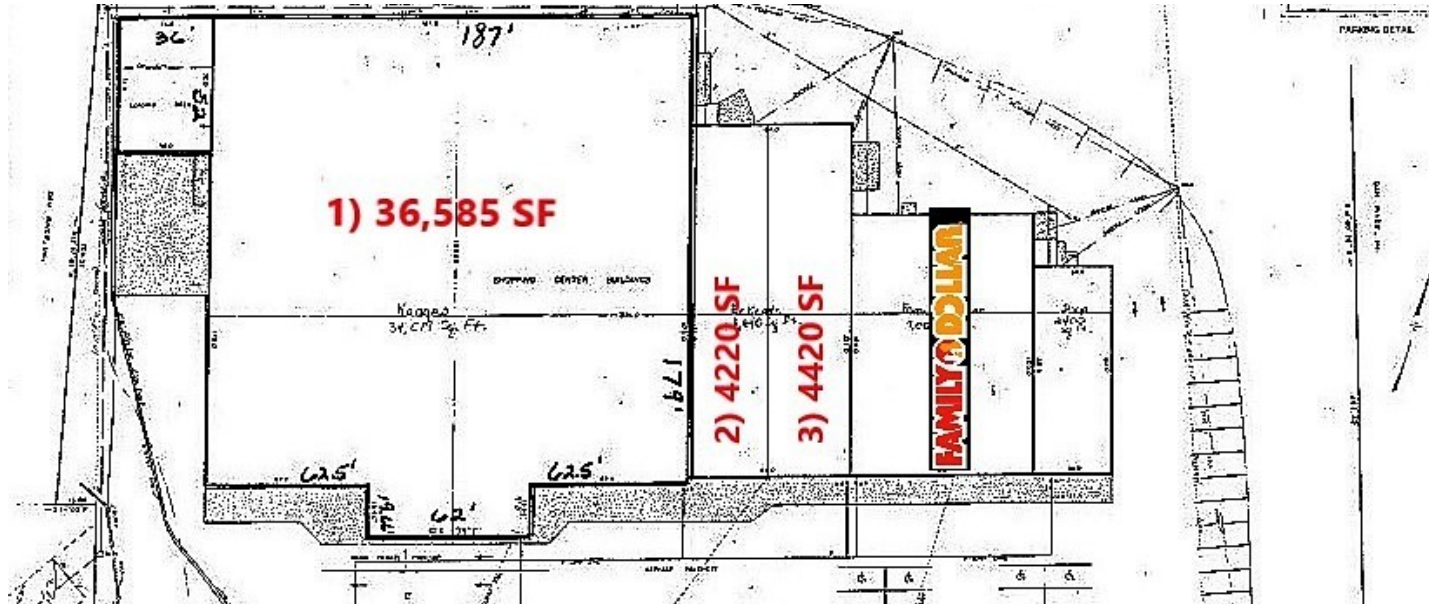
Available SF:	4,220 - 36,585 SF
Lease Rate:	\$3.82 - 12.00 SF/yr (NNN; Ground)
Lot Size:	5.41 Acres
Year Built:	1980
Building Size:	54,605
Market:	Winston-Salem

PROPERTY HIGHLIGHTS

- Well located directly across Bishop Rd. from new Caesars Palace development; Caesars Virginia will develop a \$400 million resort at Schoolfield, bringing 1,300 ongoing jobs, with 300 + hotel rooms, a 2,500-seat live entertainment venue, 35,000 sq. ft. of conference space, spa, and a casino. Check out more info here: <https://caesarsfordanville.com/>
- Anchored by Family Dollar adjacent to Hardee's.
- .054 AC +/- out parcel available.
- 36K SF Anchor space available (former Kroger).
- Great access and visibility off W. Main Street.
- Near Schoolfield Elementary, Ballou Park, Sovah Health Center and Danville Community College
- <http://www.danvilleva.gov/2147/Casino-Information>
- Dan River Plaza info link: <https://www.realestatesoutheast.com/properties/?propertyId=373413-lease>

Available Spaces

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SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
1	Available	10,000 - 36,585 SF	\$5.00 - \$7.00 SF/yr	Former Kroger. Open space, ready for renovation. LL will divide.
2	Available	4,220 - 8,640 SF	\$10.00 - \$12.00 SF/yr	Former pharmacy space. Space has been divided. Can be combined to create 8640 SF.
3	Available	4,420 - 8,640 SF	\$10.00 - \$12.00 SF/yr	Former pharmacy space. Space has been divided. Can be combined to create 8640 SF.
.541 AC Out Pad	Available	0.541 Acres	\$90,000 - \$125,000 per year	.541 AC out pad adjacent to Hardees and across from new Caesars Danville development. Ground lease.

Retailer Map

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