

SOUTH SHOPS AT SPRADLIN FARMS

55 CONSTON AVENUE NW, CHRISTIANSBURG, VA 24073

FOR LEASE



LOCATION DESCRIPTION

Located at the center of the trade area at N. Franklin Street and Conston Avenue in Christiansburg, Virginia

PROPERTY HIGHLIGHTS

- 950 SF retail space for lease, last remaining space in the center
- Strong tenant lineup including Advance Auto Parts and Five Guys
- Great visibility from N. Franklin Street
- Anchor tenants Target and Home Depot directly behind this location
- Traffic Counts (ADT): US 460 E/N. Franklin St - 22,000



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,264	24,814	56,445
Households	1,813	10,764	20,345
Median HH Income	\$95,106	\$76,778	\$70,065
Average HH Income	\$112,662	\$99,058	\$97,360



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