

FOR LEASE

THE SHOPPES AT COLLEGE PARK

1403-1439 S. Main Street | Farmville, VA 23901



S.L. NUSBAUM
REALTY CO.



- Public Charging Stations
- GREAT Cross-Shopping Tenant Mix

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PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

THE SHOPPES AT COLLEGE PARK

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OFFERING SUMMARY

Lease Rate:	Contact Agents
Building Size:	107,530 SF
Available SF:	844 - 14,951 SF

[Click Here - Wawa & Harbor Freight Development](#)

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Population	10,044	13,423	21,553
Total Households	3,172	4,313	7,589
Average HH Income	\$67,975	\$70,661	\$73,584

PROPERTY OVERVIEW

Join the best tenant mix in Farmville, VA; 50 miles from Lynchburg, 65 miles from Richmond

PROPERTY HIGHLIGHTS

- Less than 1 mile from Longwood University; (±5,000 students)
- Less than 6 miles from Hampden-Sydney College
- Greenfront Furniture occupies ±900,000 SF in 15 buildings in the area
- Has dedicated bus stop for Longwood students
- Great cross-shopping tenant mix

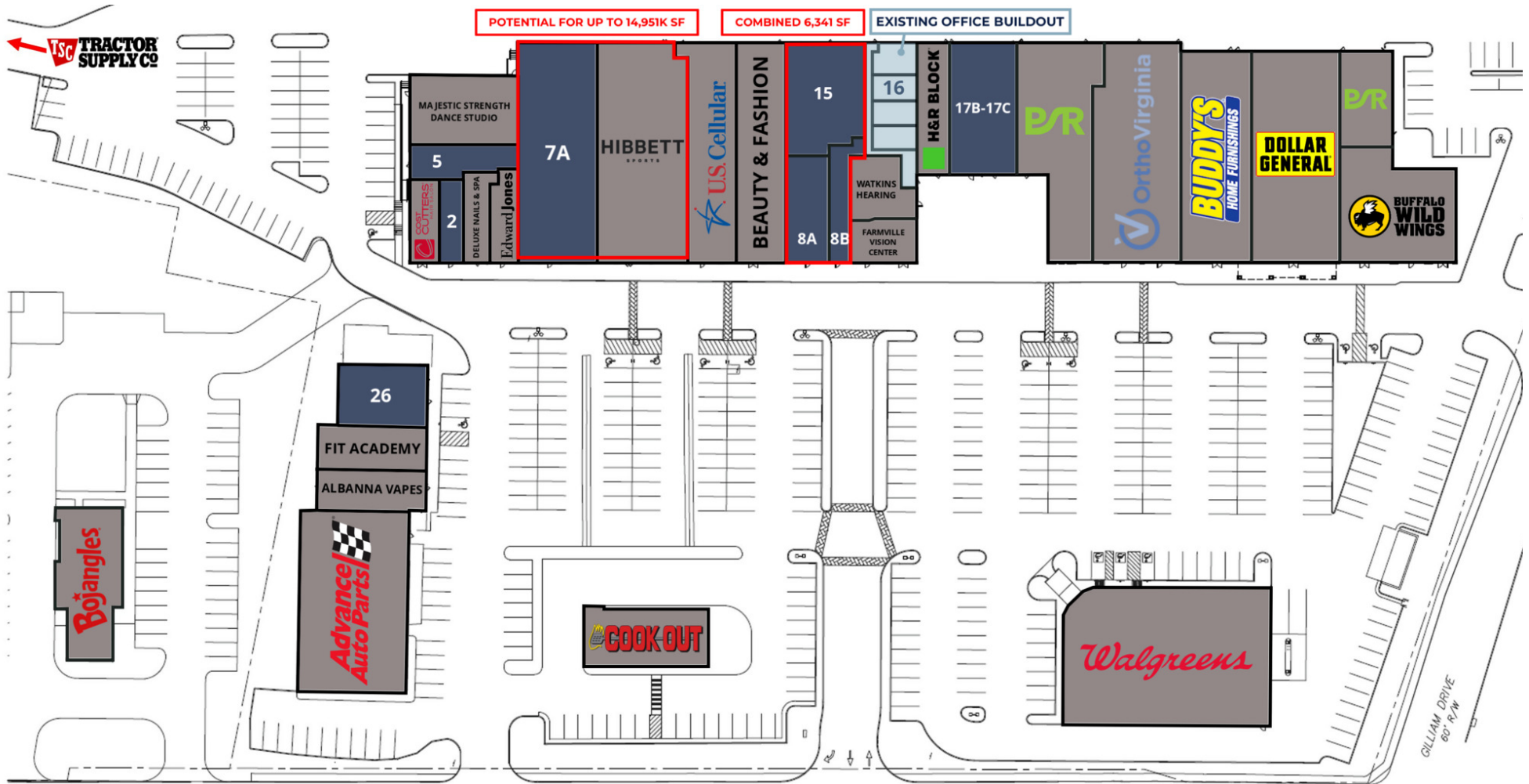
SITE PLAN

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LEGEND

- Available
- Unavailable

VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	844 - 14,951 SF

Lease Term:	Negotiable
Lease Rate:	Contact Agents

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
■ Unit 1	Cost Cutters Salon	1,024 SF
■ Unit 2	Available	844 SF
■ Unit 3	Deluxe Nails & Spa	1,000 SF
■ Unit 4	Edward Jones	933 SF
■ Unit 5	Available	1,330 SF
■ Unit 6	Majestic Strength Dance Studio	3,103 SF
■ Unit 7A	Available	7,008 - 14,951 SF
■ Unit 7C	Hibbett Sports	7,943 - 14,951 SF
■ Unit 7E	US Cellular	4,241 SF
■ Unit 7F	Beauty & Fashion	4,378 SF
■ Unit 8A	Available	1,883 - 6,341 SF
■ Unit 8B	Available	1,025 - 6,341 SF
■ Units 10-11	Farmville Vision Center	1,493 SF
■ Units 12-12A	Watkins Hearing	1,072 SF
■ Unit 15	Available	3,433 - 6,341 SF
■ Unit 16	Available	2,050 SF
■ Unit 17A	H&R Block	1,760 SF
■ Units 17B-17C	Available	3,582 SF
■ Unit 19	Piedmont Senior Resources	5,671 SF
■ Unit 20	Ortho Virginia	7,616 SF

VACANCY OVERVIEW

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SUITE	TENANT	SIZE (SF)
■ Unit 22	Buddy's Furniture	6,000 SF
■ Unit 23	Dollar General	7,622 SF
■ Unit 24	Piedmont Senior Resources	2,171 SF
■ Unit 25	Buffalo Wild Wings	4,963 SF
■ Unit 26	Available	2,153 SF
■ Unit 27	Fit Academy	1,946 SF
■ Unit 28	Albanna Vapes	1,760 SF
■ Unit 29	Advance Auto Parts	8,043 SF
■ Unit 30	Walgreens	11,157 SF
■ Unit 31	Cookout	2,948 SF
■ Unit 32	Bojangles	3,675 SF

UNITS AVAILABLE

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TRADE AREA

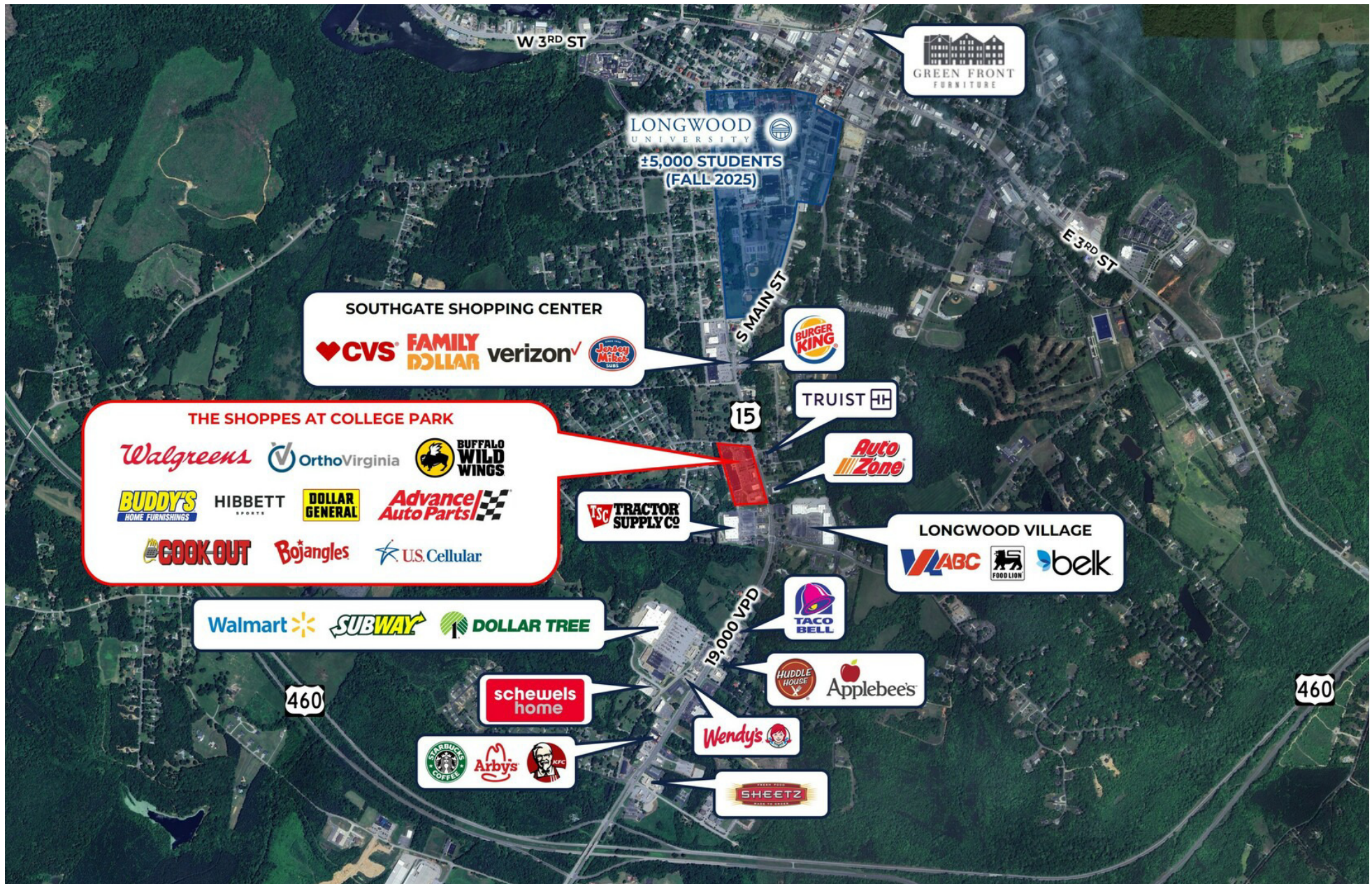
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ADDITIONAL PHOTOS

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