

# 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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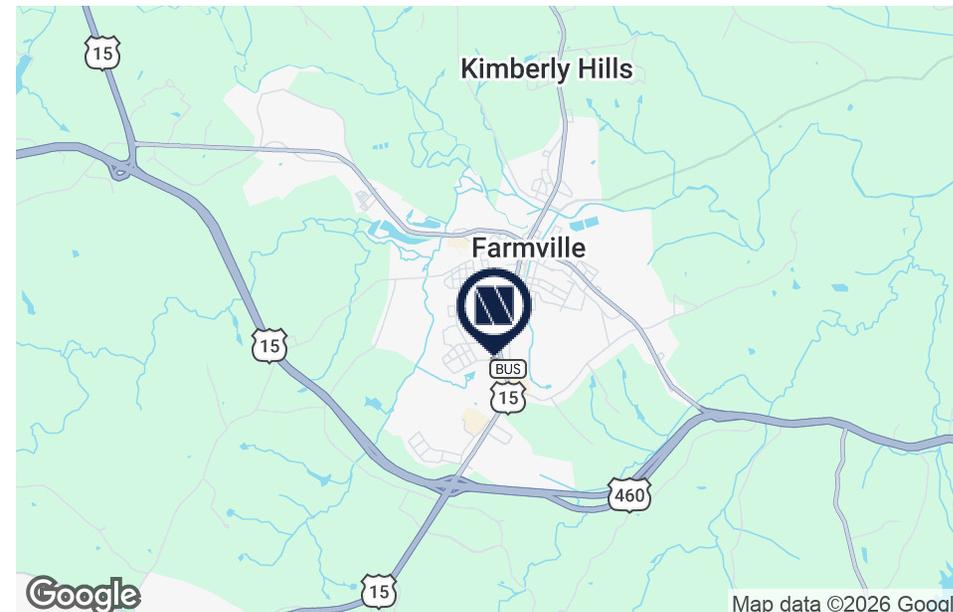
# PROPERTY SUMMARY

## 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 |

### 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

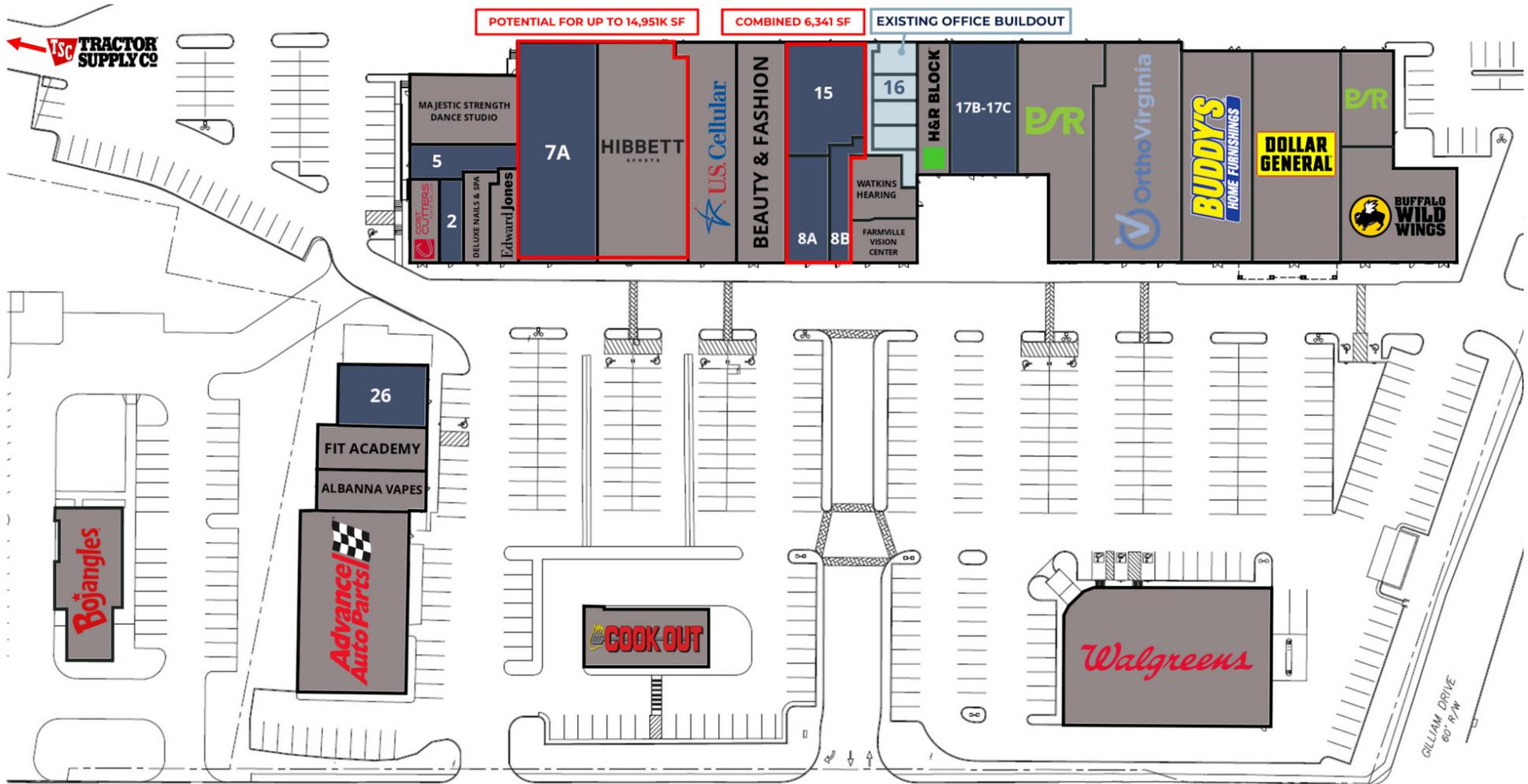
# SITE PLAN

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### LEGEND

- Available
- Unavailable

# VACANCY OVERVIEW

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### LEASE INFORMATION

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

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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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