



**THALHIMER**

RETAIL FOR SALE

# WESTLAKE SHOPPING CENTER

13340 Booker T. Washington Highway | Hardy, VA

AT SMITH MOUNTAIN LAKE



For more information, contact:

**GRAHAM STONEBURNER**

Associate

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Property Features

- 56,079 GSF on 27.752 AC
- Strong retail hub near Kroger anchored-Towne Center
- Junior Anchor tenant on long term lease – rent growth
- Traffic count @ Rt 122 & Scruggs Rd intersection: 12,000 VPD
- Great redevelopment opportunity
- Financials provided with CA
- Sale Price: \$2,559,000.00

Demographics

	3 Miles	5 Miles	10 Miles	15 Miles
Population	2,754	10,445	34,087	93,276
No. of Households	1,202	4,337	14,236	38,854
Avg. HH Income	\$84,816	\$73,267	\$68,358	\$63,216
Daytime Population	985	1,180	3,521	19,994

Join Tenants/Nearby Retailers



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