

RETAIL PROPERTY FOR LEASE

NEWLY RENOVATED NEIGHBORHOOD CENTER

2604 West Main Street, Waynesboro, VA 22980

Negotiable



For More Information:

Tim Reamer

540.271.7525

tim.reamer@cottonwood.com

1958 EVELYN BYRD AVENUE • HARRISONBURG, VA 22801

540.434.9922 • WWW.COTTONWOOD.COM

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

NEWLY RENOVATED NEIGHBORHOOD CENTER

2604 West Main Street, Waynesboro, VA 22980



OFFERING SUMMARY

Available SF:	1300 SF-11,000 SF
Lease Rate:	Negotiable
OpEx	\$1.50/sf
Lot Size:	5.06 Acres
Building Size:	51,269
Renovated:	2016
Zoning:	B1
1, 3, 5 Mile Population	5k, 25k, 37k
1, 3, 5 Mile Daytime Population	3k, 15k, 28k
Traffic Count	16,000 ADT (W Main St)

PROPERTY OVERVIEW

Newly renovated center located at a heavily traveled intersection with multiple points of ingress/egress and ample parking provide. Easy connectivity to I-64, Augusta Health, and growing neighboring population centers.

1300sf-11,000sf available on a reinvigorated W Main Street capitalizing on growth from Charlottesville and Albemarle County. The neighborhood center is surrounded by traffic generators including Planet Fitness drawing daily consumers.

PROPERTY HIGHLIGHTS

- Newly Renovated Center (2016)
- Heavily Traveled W Main Street
- Solid Demographics and Traffic Generators
- Daytime Employment of 15,000 within 3 Miles

For More Information:

Tim Reamer
540.271.7525
tim.reamer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

NEWLY RENOVATED NEIGHBORHOOD CENTER

2604 West Main Street, Waynesboro, VA 22980

Retailer Map



For More Information:

Tim Reamer

540.271.7525

tim.reamer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

NEWLY RENOVATED NEIGHBORHOOD CENTER

2604 West Main Street, Waynesboro, VA 22980

Available Spaces



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Unit 2602	Community Center	Negotiable	NNN	10,300 SF	Negotiable	70x143 delivered as a plain vanilla shell
Unit 2612	Community Center	Negotiable	NNN	1,300 SF	Negotiable	20x65 end cap delivered as a plain vanilla shell
Unit 2626	Community Center	Negotiable	NNN	4,295 SF	Negotiable	54x80 end cap delivered as a plain vanilla shell
Turnkey Hair Salon	Community Center	Negotiable	NNN	975 SF	Negotiable	

For More Information:

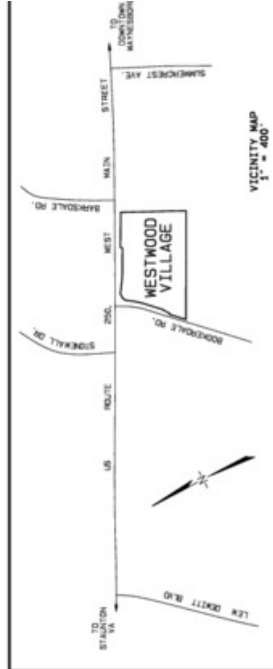
Tim Reamer
540.271.7525
tim.reamer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

NEWLY RENOVATED NEIGHBORHOOD CENTER

2604 West Main Street, Waynesboro, VA 22980

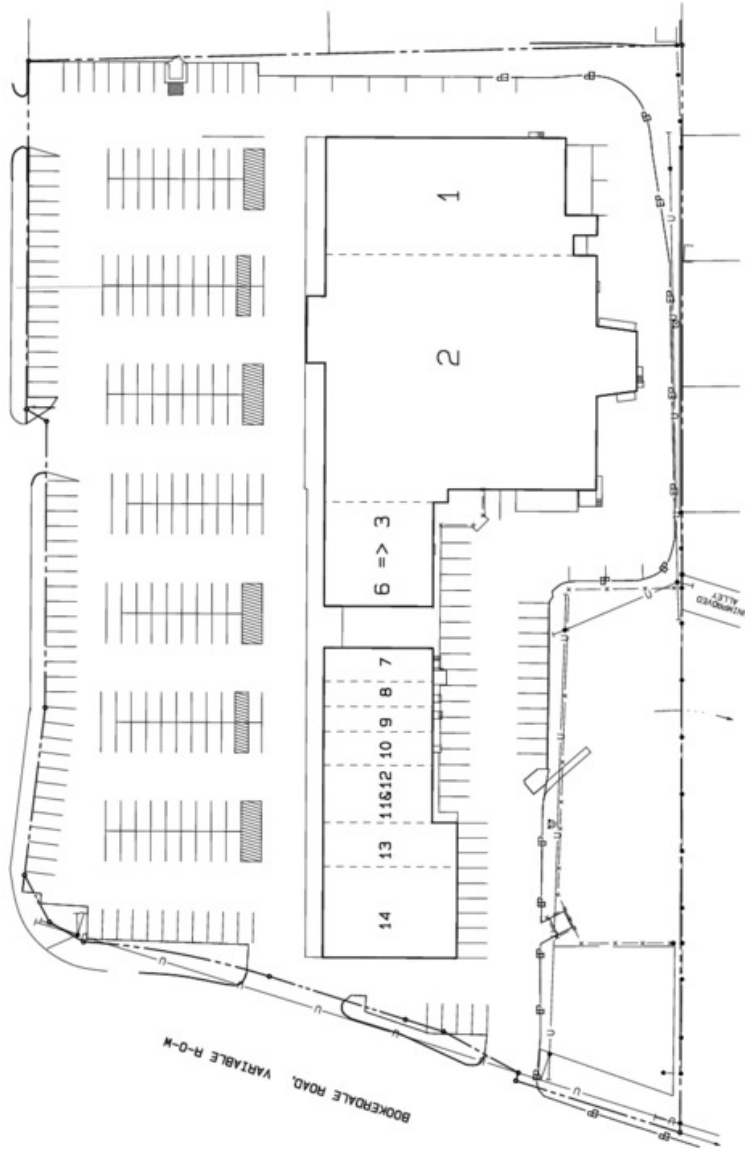
Site Plan



WESTWOOD VILLAGE CENTER
2604 WEST MAIN STREET
WAYNESBORO, VIRGINIA

TENANT	SPACE #	ADDRESS	DIMENSIONS	SQFT	%
Vacant	1	2602	70 X 143	10300	19.92%
Parent Discp	2	2604	50 X 85	4250	8.14%
Vacant	3, 4, 5, 6, 66	2610	20 X 60	1200	2.31%
Vacant	7	2612	20 X 60	1200	2.31%
HQ4 Unit	8	2614	15 X 65	975	1.88%
HQ4 Unit	9	2616	15 X 65	975	1.88%
HQ4 Unit	10	2618	15 X 65	975	1.88%
HQ4 Unit	11	2620	15 X 65	975	1.88%
Advance Amplics	12	2622	26.3 X 80	2109	4.07%
Vacant	13	2624	26.3 X 80	2109	4.07%
Vacant	14	2626	53.7 X 80	4295	8.31%

U. S. ROUTE 250, WEST MAIN STREET, VARIABLE R-0-M



DRAWING BY TOM SHUMATE
SURVEYOR, INC.
WAYNESBORO, VA 22980-2990

For More Information:

Tim Reamer

540.271.7525

tim.reamer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

NEWLY RENOVATED NEIGHBORHOOD CENTER

2604 West Main Street, Waynesboro, VA 22980

Additional Photos



For More Information:

Tim Reamer

540.271.7525

tim.reamer@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE