

# RETAIL PROPERTY FOR SALE OR LEASE

## VILLAGE SHOPPING CENTER

609 S 3rd Street, Shenandoah, VA 22849

**\$669,000 or Lease: \$6.40-\$9.00 PSF Year**



### For More Information:

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## Executive Summary



### OFFERING SUMMARY

Sale Price: \$669,000

Lease Rate Range: \$6.40-\$9.00 PSF Year

Total Building Size: 21,949 SF

Zoning: Commercial

Lot Size: 1.71 Acres

### PROPERTY OVERVIEW

Very nice 22,000 SF +/- shopping center located in the heart of Shenandoah, VA. The center is currently anchored by a Family Dollar Store, a 12,000 SF grocery store (can be expanded to 15,000 SF), a nice florist shop, and a nail salon. Multiple points of entry to the center. The center may be reconfigured for your own personal use or any other future tenants. Once center is fully leased it will generate a nice cap rate. Possible owner financing for qualified buyers.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
605 S 3rd Street	\$6.40 - 9.00 SF/yr	3,000 SF
211 Quincey Avenue	\$6.40 - 9.00 SF/yr	1,300 SF

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### Additional Photos



3000 SF Available For Lease



1300 SF Available For Lease



Family Dollar anchored shopping center



12,000 SF local grocery store

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## Location Maps



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