

**FOR
LEASE**



CYPRESS RUN PLAZA

**Lease Rate:
Negotiable**

PROPERTY OVERVIEW

Cypress Run Plaza is a Kroger shadow anchored shopping center located along heavily trafficked Bennis Church Blvd in Smithfield, Virginia. Built in 2004 on 5 acres of land, Cypress Run Plaza consists of 25,000 SF across three multi tenant buildings connected by an outdoor courtyard. Cypress Run Plaza is home to popular restaurants and retailers and features brick masonry construction, covered walkways, and a large pylon for tenant signage.

PROPERTY HIGHLIGHTS

- 4,000 sf Freestanding Outparcel Building Available October 1, 2020
- 28,000 VPD (Bennis Church Blvd)
- Surrounding retailers include Kroger, Rite Aid, Dollar Tree, and Tractor Supply Co

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

Households:	496	4,428	7,049
Population:	1,295	11,297	17,765
Avg HH Income:	\$76,580	\$82,619	\$80,901

AVAILABLE SPACES

Suite 13404	1,500 SF
Suite 13474	4,000 SF

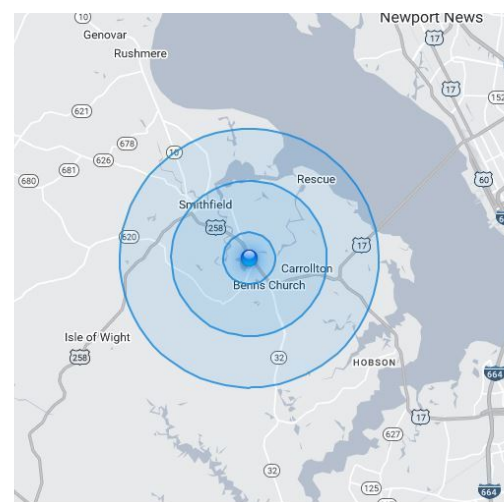
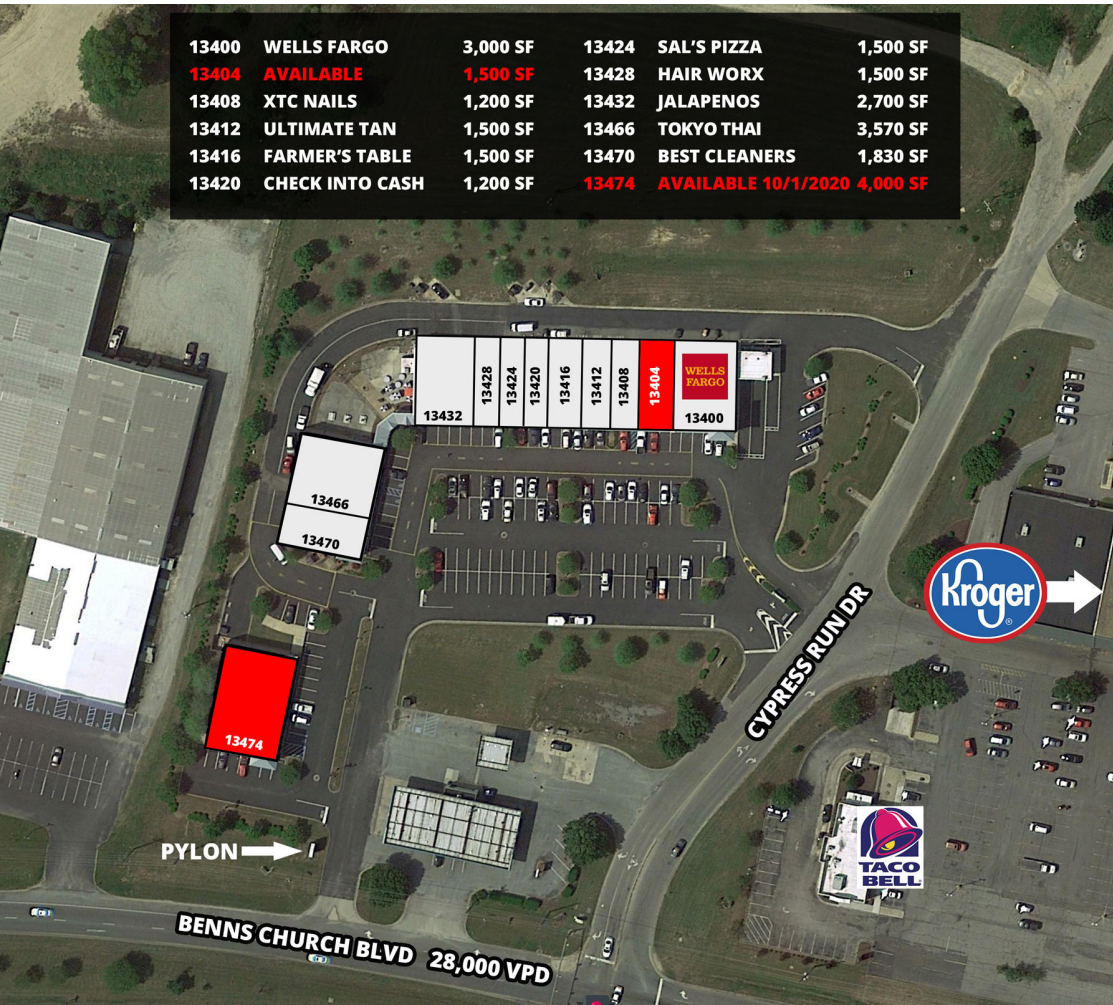
FOR FURTHER INFORMATION, PLEASE CONTACT:
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13400	WELLS FARGO	3,000 SF	13424	SAL'S PIZZA	1,500 SF
13404	AVAILABLE	1,500 SF	13428	HAIR WORX	1,500 SF
13408	XTC NAILS	1,200 SF	13432	JALAPENOS	2,700 SF
13412	ULTIMATE TAN	1,500 SF	13466	TOKYO THAI	3,570 SF
13416	FARMER'S TABLE	1,500 SF	13470	BEST CLEANERS	1,830 SF
13420	CHECK INTO CASH	1,200 SF	13474	AVAILABLE 10/1/2020	4,000 SF



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