



# 800 West Main Street

## Radford, Virginia 24141

Dark Former Family Dollar Investment · Income in Place Through 9/30/2030

SELLER-REPORTED ANNUAL RENT

**\$123,445**

Seller-reported; subject to buyer verification

≈ \$10,287 / month

≈ \$14.84 / SF

**8,320 SF**

BUILDING AREA

**9/30/2030**

LEASE EXPIRATION

**NNN-Style**

LEASE STRUCTURE

### INVESTMENT HIGHLIGHTS

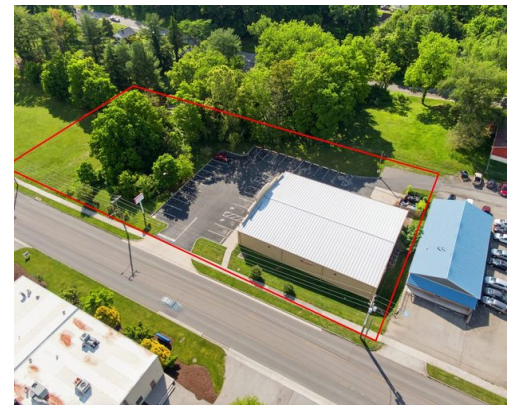
- 8,320 SF freestanding retail building
- Contractual lease income in place through 9/30/2030
- Dark former Family Dollar with future re-tenanting or owner-user potential
- NNN-style lease structure with broad tenant responsibilities per lease
- Dollar Tree guaranty provided in lease package
- B-2 General Business zoning with West Main Street frontage
- 31 marked surface spaces, approx. 3.7/1,000 SF

### THE OFFERING

Price-Richards Commercial is pleased to present a freestanding retail investment opportunity at 800 West Main Street in Radford, Virginia. The property is a dark former Family Dollar with contractual income in place through 9/30/2030 and future flexibility for re-tenanting, repositioning, or owner-user evaluation. Lease details are available to qualified buyers.

Seller-reported annual rent of \$123,445 · ~\$10,287/month · ~\$14.84/SF — subject to buyer verification.

Information deemed reliable but not guaranteed. Buyer to verify all property, lease, financial, zoning, parking, and access information. Offering subject to errors, omissions, prior sale, change, or withdrawal without notice.



Aerial — subject property & parcel boundary

ANNUAL RENT	\$123,445 (seller-rep.)
RENT / SF	~ \$14.84 / SF
TENANT	Family Dollar
GUARANTY	Dollar Tree
PARKING	31 spaces · ~3.7/1,000 SF
FRONTAGE	West Main Street



**Tyler Price**

Associate Broker · Price-Richards Commercial

tyler@pricerichards.com

540-320-3081