



SMALL RETAIL SPACE DOWNTOWN

5322 MAIN ST
STEPHENS CITY, VA 22655

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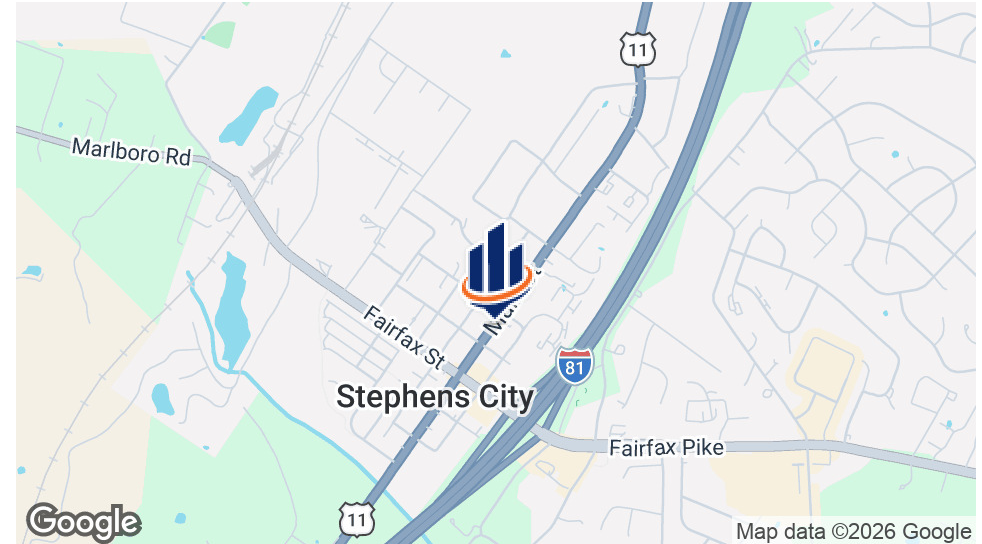
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Property Summary



PROPERTY HIGHLIGHTS

- High visibility space along Main Street
- Large commercial window for a business logo
- Downtown Stephens City walkability
- Easy access from I-81 and Rt #11, close proximity to shopping

OFFERING SUMMARY

Lease Rate:	\$500 per month (Net)
Number of Units:	1
Available SF:	435 SF
Lot Size:	4,925 SF
Building Size:	2,522 SF

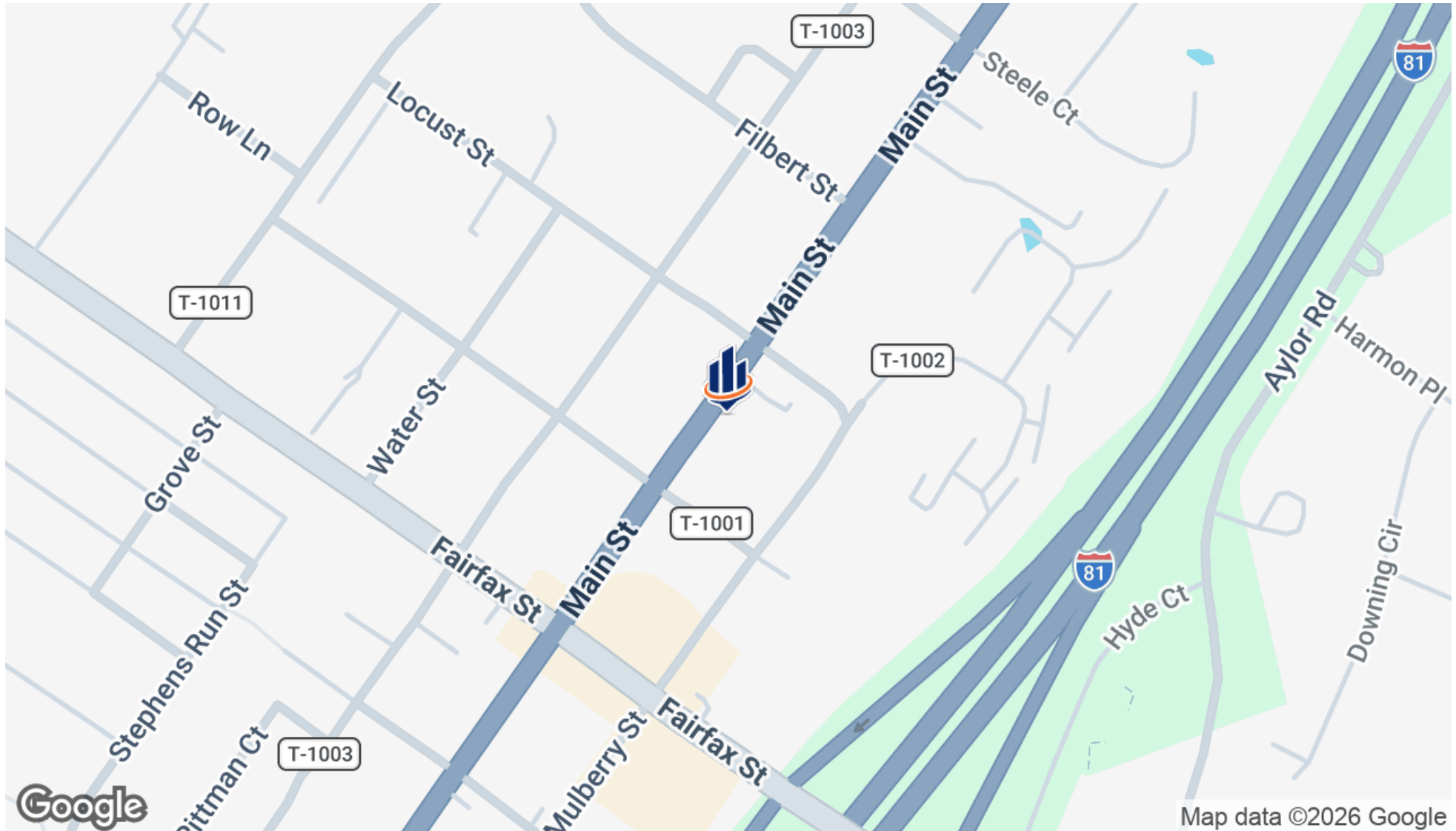
PROPERTY DESCRIPTION

Small space, comfortable and efficient, with nice features to enhance your small business in Downtown Stephens City. This +/- 435 sq ft space is located across from the Stephens City outlet store. This space was previously used as an office, a salon, and most recently for photography. The space is set up with three areas: the front office for "meet and greet", a kitchenette and restroom with a rear work area featuring generous windows for natural light. Highly visible location with street parking and off street parking in the rear. Electricity is separately metered with internet available. Offered for lease at \$500.00 per month net.

Additional Photos



Location Map



Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	202	1,061	4,084
Average Age	37.3	35.8	35.8
Average Age (Male)	36.1	33.5	33.3
Average Age (Female)	38.1	37.7	38.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	80	382	1,431
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$87,438	\$96,518	\$104,966
Average House Value	\$287,673	\$306,874	\$319,727

2023 American Community Survey [ACS]

