



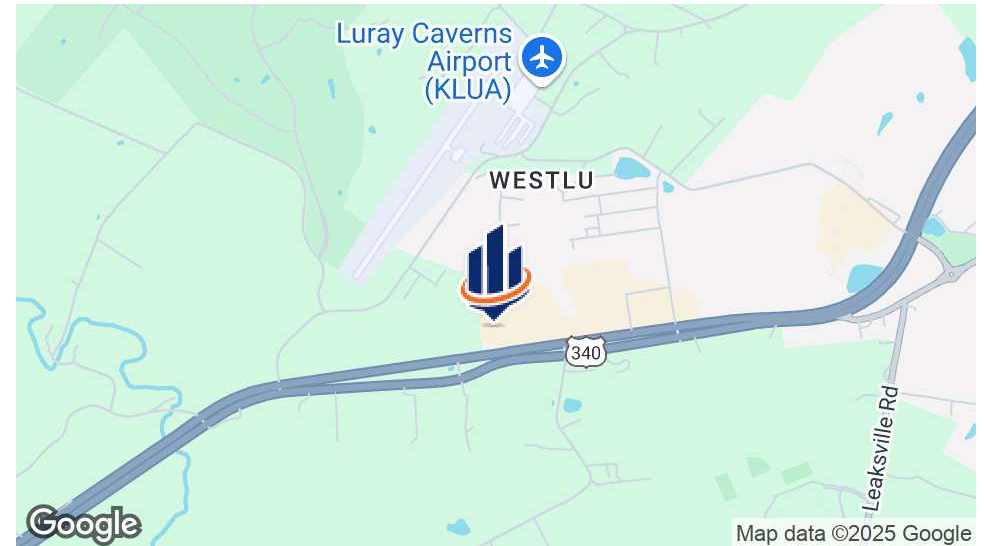
# LURAY

1462 US HIGHWAY 211 W  
LURAY, VA 22835

Jim Guisewhite  
O: 540.325.0573  
[jim.guisewhite@svn.com](mailto:jim.guisewhite@svn.com)



# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	43,312 SF
Available SF:	1,487 - 1,800 SF
Lot Size:	10 Acres
Year Built:	1972
Zoning:	Commercial
Market:	Northern Virginia
Submarket:	Luray, Page County
APN:	42A8 A 5A

## PROPERTY OVERVIEW

Luray Shopping Center is the dominant shopping center along Rte. #211 near Walmart. The center is anchored by Food Lion, Schewels Furniture, Tractor Supply and CVS. The outparcels add to the regional shopping draw; Truist Bank, Taco Bell and Dollar General. We have the following spaces available for immediate delivery; 1,487sf and 1,800sf in line spaces. Landlord is open to all commercial uses in this center. Offered at \$10.00psf NNN! Landlord holds a Virginia Real Estate License.

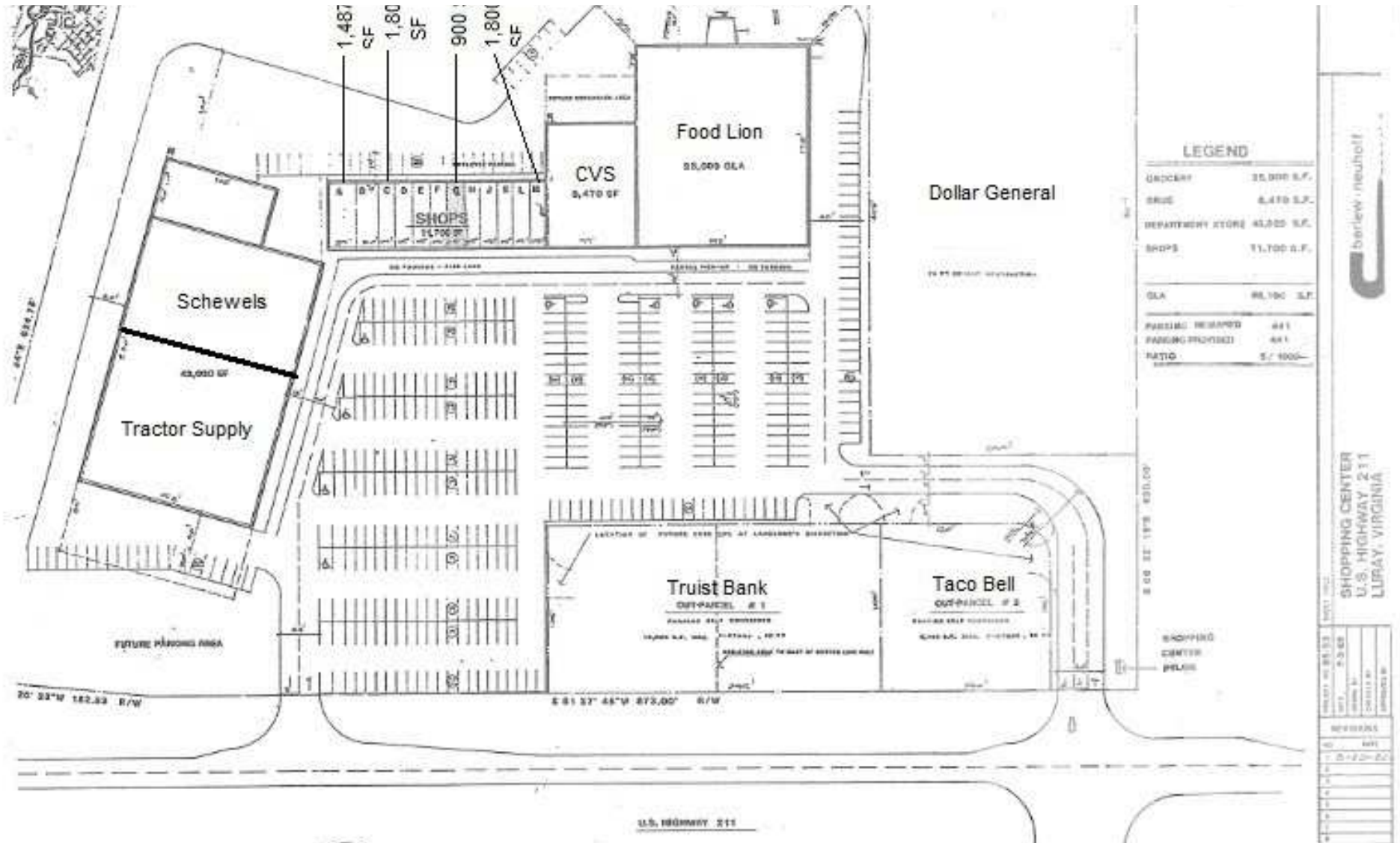
## PROPERTY HIGHLIGHTS

- Highly visible center along Rte. #211 near Luray Caverns
- The primary grocery anchored shopping center in Luray area
- Food, Furniture, Farming and Pharmacy retain traffic to this center
- Value priced for immediate occupancy

# Additional Photos



# Additional Photos



# Lease Spaces



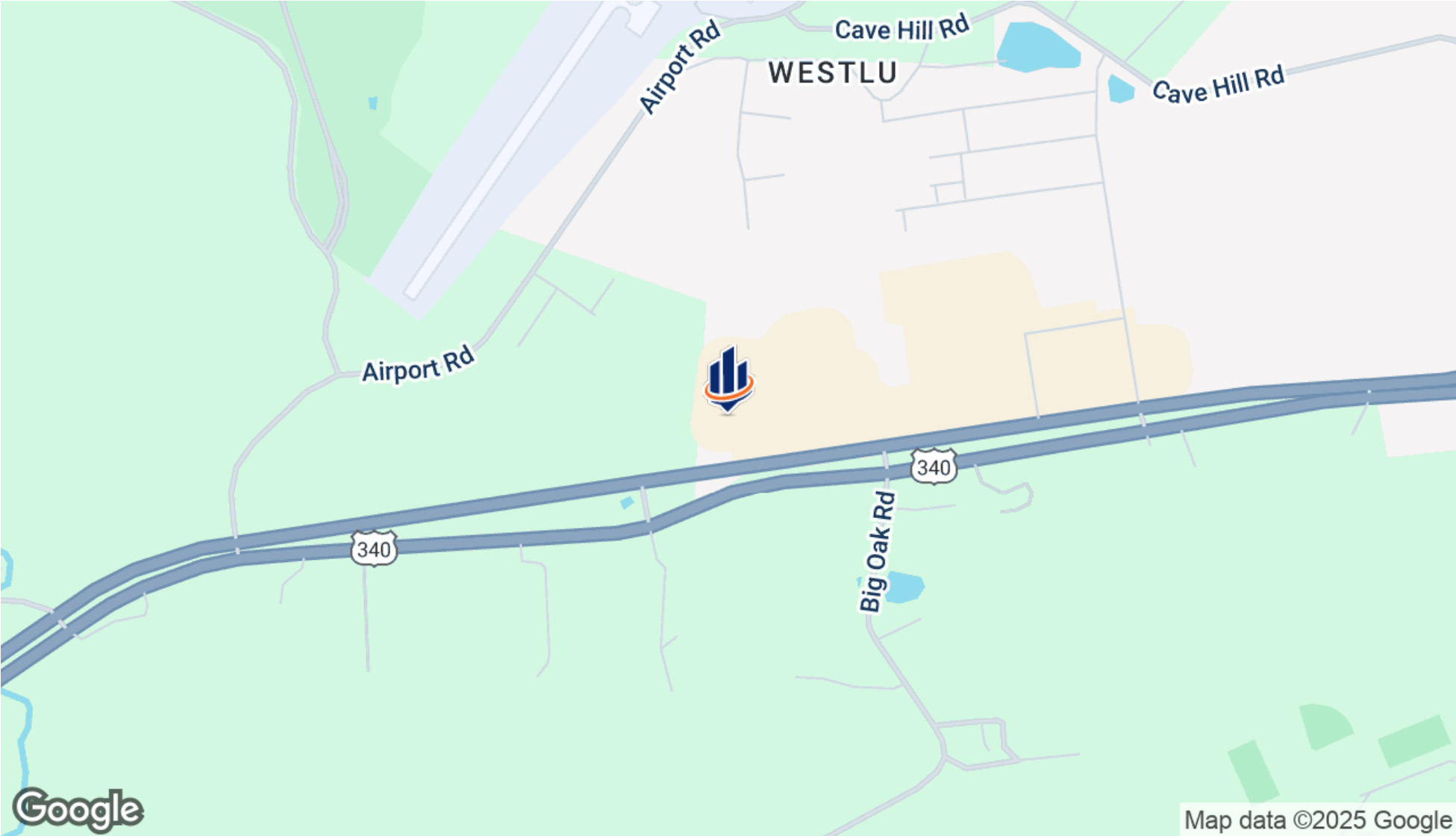
## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,487 - 1,800 SF	Lease Rate:	\$12.00 SF/yr

## AVAILABLE SPACES

SUITE	SIZE [SF]	LEASE TYPE	LEASE RATE
Suite A	1,487 SF	NNN	\$12.00 SF/yr
Suite C	1,800 SF	NNN	\$12.00 SF/yr

# Location Map



# Demographics Map & Report

<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	10,436	25,262	49,634
Average Age	48.1	47.0	46.0
Average Age (Male)	47.5	46.8	44.7
Average Age (Female)	45.9	46.3	46.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	5,231	12,397	23,981
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$50,656	\$52,037	\$75,813
Average House Value	\$291,822	\$230,076	\$226,659

2020 American Community Survey (ACS)

