

FOR LEASE

HISTORIC GISH MILL REDEVELOPMENT

350 Gus Nicks Blvd | Vinton, VA 24179



S.L. NUSBAUM
REALTY CO.



JASON JONES

Associate

C. 314.341.7952

O. 804.320.7600

jjones@slnusbaum.com

CHARLES BUTCHER

Associate

C. 804.661.0029

O. 804.320.7600

cbutcher@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner

C. 804.539.7404

O. 804.944.2399

nshor@slnusbaum.com

PROUD PARTNER

XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agents
Building Size:	14,000 SF
Available SF:	663 - 3,156 SF
Lot Size:	1.5 Acres
Zoning:	MUD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	8,567	53,170	112,213
Total Households	3,986	23,182	48,800
Average HH Income	\$84,525	\$78,919	\$85,333

PROPERTY OVERVIEW

The historic Gish Mill is being redeveloped into a premier mixed-use destination in the heart of Vinton. Situated on 1.5 acres at 350 Gus Nicks Boulevard, this iconic landmark offers a unique opportunity for retail, restaurant, office, and hospitality users along a highly visible corridor with more than 22,000 vehicles passing daily.

PROPERTY HIGHLIGHTS

- Zoned MUD allows a broad range of commercial users
- Located along a major corridor with 22,000+ vehicles per day
- Listed on the National Register of Historic Places
- Minutes from Downtown Vinton and surrounding residential developments
- Dedicated parking solution being implemented with adjacent and nearby parking
- Extensive renovation underway preserving the property's historic character
- Available unit perfect for multi-concept restaurant, prepared food and grocery, artisan retail

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AVAILABLE SPACES

S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

INTERIOR RENDERINGS

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Breezeway



Main Dining



Main Dining

TRADE AREA

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CONTACT INFORMATION

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