



Investors
REAL ESTATE PARTNERS

FOR LEASE

119 E. Cleveland Ave | Vinton, VA

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JASON FOUNTAIN, CCIM
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SENIOR VICE PRESIDENT
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PROPERTY DESCRIPTION 119 E. CLEVELAND AVE | VINTON, VA 24179

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Total Parcel Area:	±0.67 Acres
Building Area:	±7,368 SF
Zoning:	CBD
Market:	Vinton
Lease Rate:	\$18
Lease Type:	NNN



PROPERTY HIGHLIGHTS

- Partial Turnkey Restaurant Buildout
- Drive-Thru in Place
- Large Open Dining Area
- Ample On-Site Parking
- Highly Walkable Location
- Solid Construction with Metal Roof
- High Ceilings
- Walkup Storage
- Flexible Back-of-House Space



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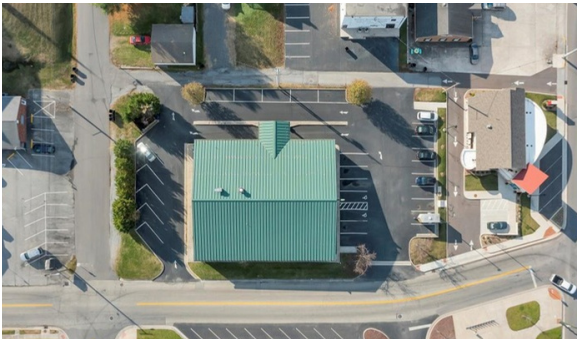


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LOCATION



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OUR TEAM

Our team holds memberships across leading commercial real estate organizations, with many professionals earning advanced industry designations and bringing experience in finance, investment, and regulatory fields. Investors Real Estate Partners is equally committed to community impact, with team members actively serving on local boards and supporting civic initiatives.

YOUR LISTING TEAM



Jason Fountain, CCIM, is the Principal Broker of Investors Real Estate Partners and a commercial real estate professional with 12 years of experience in sales, investment analysis, and advisory services. His background spans multiple asset classes, supported by his CCIM designation earned in 2007. Known for his analytical mindset and clear market insight, Jason provides clients with strategic guidance and dependable, results-oriented representation across their real estate investments.



Bryan Musselwhite, CCIM, SIOR, serves as Senior Vice President at Investors Real Estate Partners, bringing more than 17 years of experience in brokerage, advisory, and investment services throughout the Mid-Atlantic region. A top-producing broker in Southwest Virginia, Bryan specializes in tenant and landlord representation, investment sales, and site selection. His SIOR and CCIM credentials reflect his expertise in negotiation, market strategy, and portfolio-level analysis, positioning him as a trusted advisor for clients seeking informed, high-impact real estate solutions.