



ABINGDON TOWNE CENTRE

308-384 TOWNE CENTRE DRIVE, ABINGDON, VA 24210



PROPERTY DESCRIPTION

Abingdon Town Centre is located at Exit 17 just off Interstate 81 in Abingdon VA - a bustling area of shops, restaurants, grocery stores, local businesses and a community sports complex in the heart of Abingdon, VA. The center is Anchored by EO, a nonprofit organization offering a workforce development and childcare hub. Located at a signalized intersection provides excellent ingress and egress, this coupled with the variety of offerings available makes this one of the prime shopping areas for locals, tourists and visitors. The Abingdon Towne Centre offers an attractive exterior along with amenities to provide a safe, warm and inviting shopping experience. Excellent opportunity for any business to operate, and flourish in Southwest Virginia, as owners can maximize on the availability of square footage with abundant well-lit parking. Current tenants include EO, Show Shoe Mega Store, Cato, Merle Norman, Regional Finance, Little Ceasars, Sally's Beauty Supply, and Friendship Home Medical Supply.

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OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Available SF:	1,200 - 2,450 SF
Lot Size:	10.73 Acres
Building Size:	87,120 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,652	8,710	17,642
Total Population	12,445	20,172	41,816
Average HH Income	\$93,853	\$96,740	\$91,421





AVAILABLE SUITES 324-336

308-384 TOWNE CENTRE DRIVE, ABINGDON, VA 24210



LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,200 - 2,450 SF

Lease Term:	Negotiable
Lease Rate:	\$16.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 324	-	2,427 SF	NNN	\$16.50 SF/yr	Leased
Suite 325	-	1,200 SF	NNN	\$16.50 SF/yr	-
Suite 332	Available	1,200 SF	NNN	\$16.50 SF/yr	-
Suite 336	Available	1,200 SF	NNN	\$16.50 SF/yr	-

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AVAILABLE SUITES 356-376-380-384

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,200 - 2,450 SF

Lease Term:	Negotiable
Lease Rate:	\$16.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 356	Available	1,350 SF	NNN	\$16.50 SF/yr	-
Suite 376	Available	2,450 SF	NNN	\$16.50 SF/yr	-
Suite 380	Available	2,450 SF	NNN	\$16.50 SF/yr	-
Suite 384	-	4,450 SF	NNN	\$16.50 SF/yr	Leased

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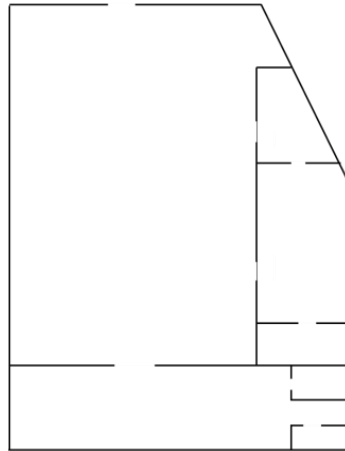




FLOOR PLAN

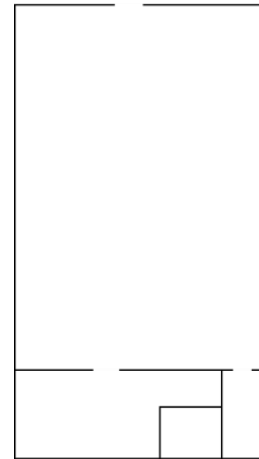
308-384 TOWNE CENTRE DRIVE, ABINGDON, VA 24210

Suite 324



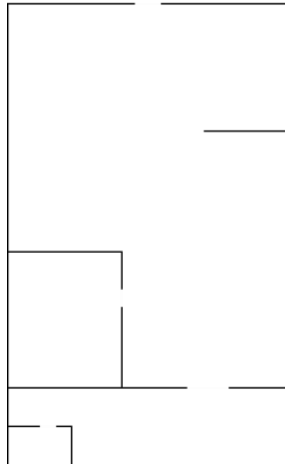
For informational purposes only

Suite 325



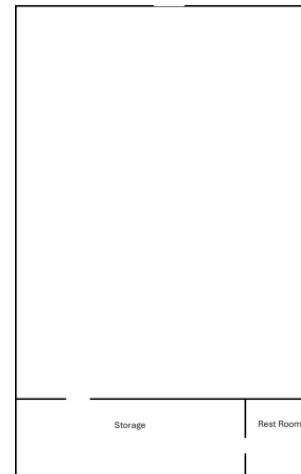
For informational purposes only

Suite 332



For informational purposes only

Suite 336



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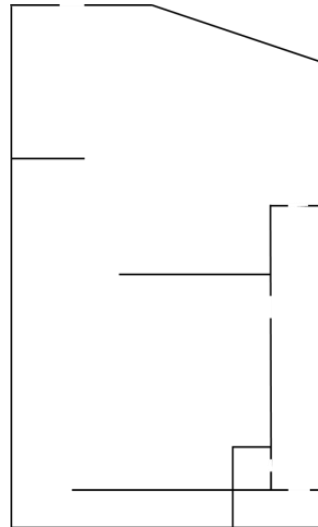




FLOOR PLAN

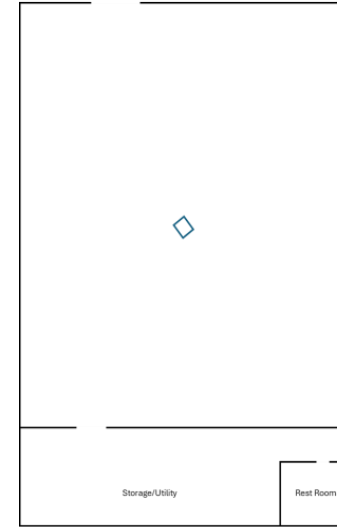
308-384 TOWNE CENTRE DRIVE, ABINGDON, VA 24210

Suite 356



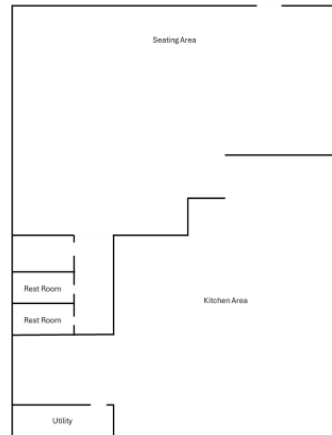
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Suite 376



For informational purposes only

Suite 380



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Suite 384



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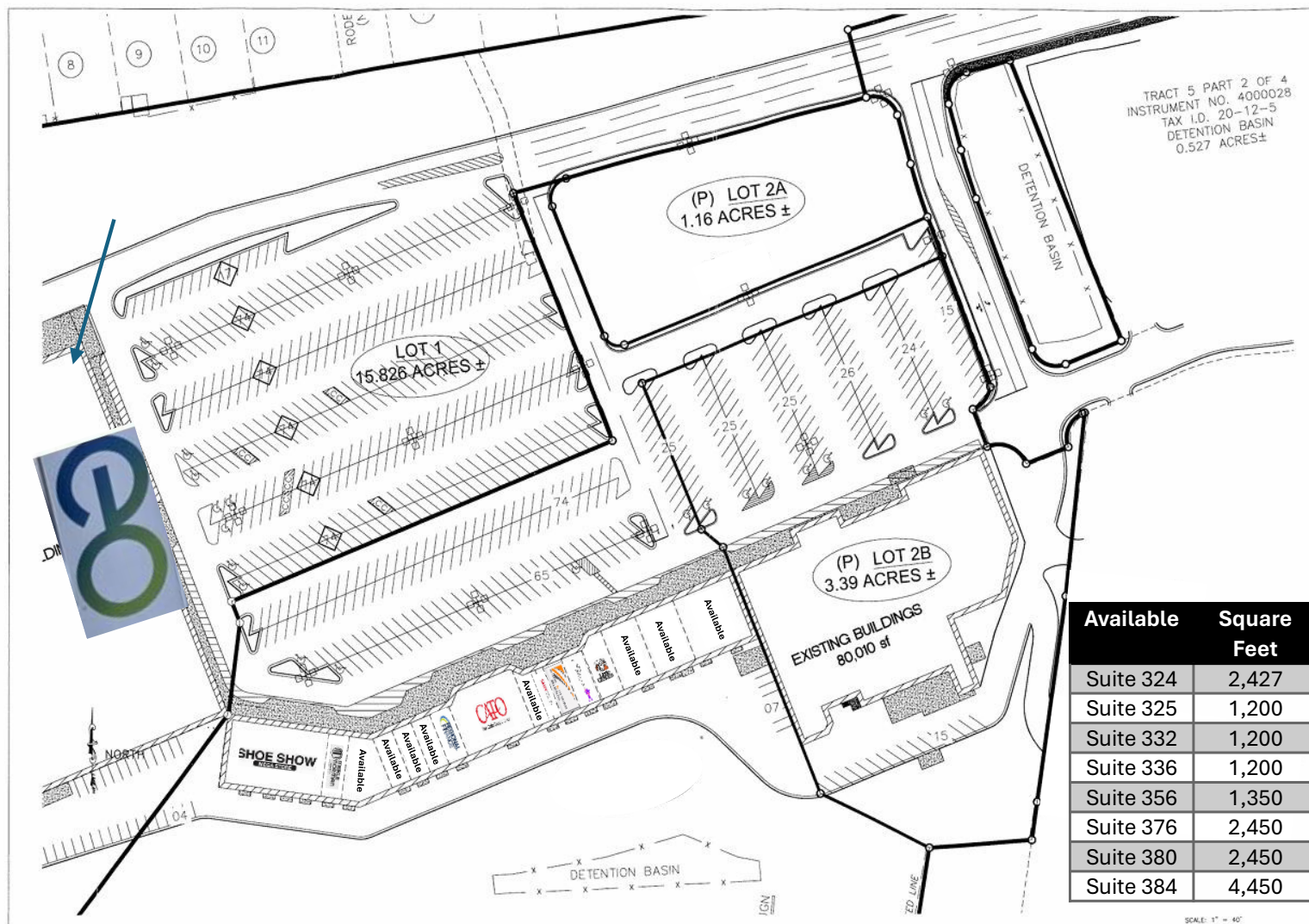
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LEASE PLAN

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RETAIL AERIAL

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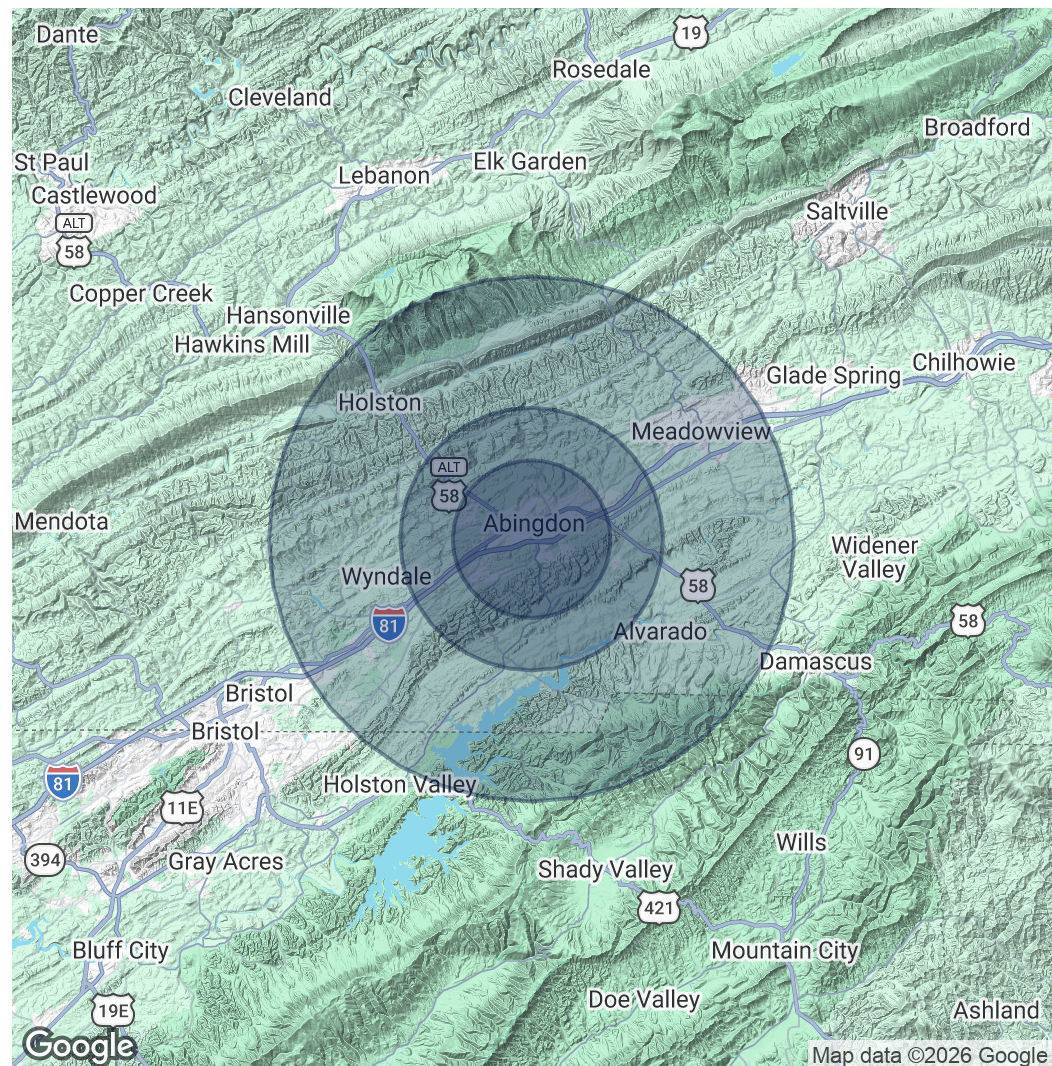
DEMOGRAPHICS

308-384 TOWNE CENTRE DRIVE, ABINGDON, VA 24210

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,445	20,172	41,816
Average Age	46	46	46
Average Age (Male)	44	44	44
Average Age (Female)	48	48	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,652	8,710	17,642
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$93,853	\$96,740	\$91,421
Average House Value	\$313,513	\$326,867	\$313,408

2020 American Community Survey (ACS)



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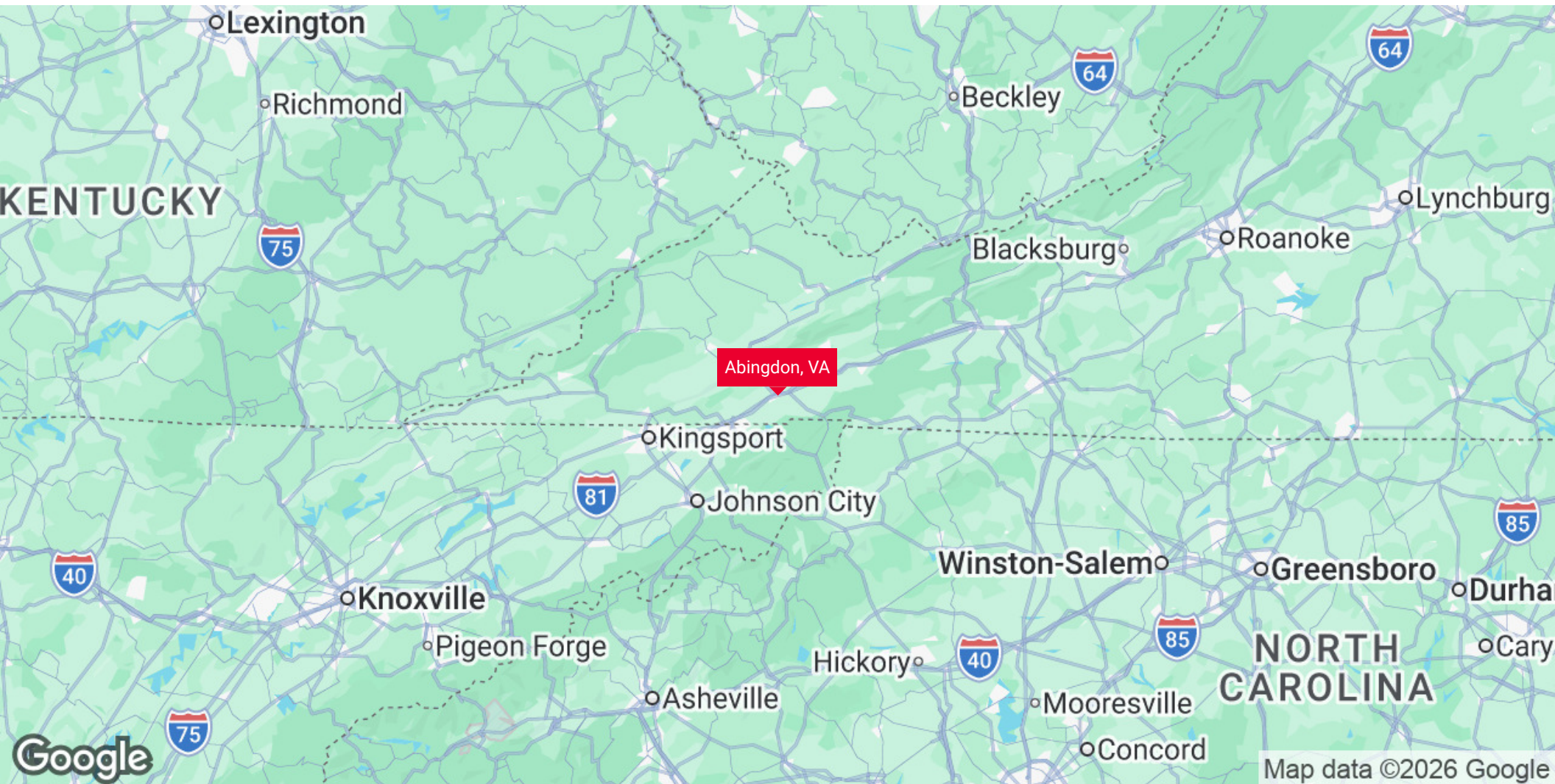
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LOCATION MAP

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