



AVAILABLE  
0.860± AC

TSC TRACTOR  
SUPPLY CO.

AVAILABLE  
23,185± SF

AVAILABLE  
9,000± SF



AVAILABLE  
0.482± AC

N MAIN STREET - 10,000 VPD

FOR SALE/LEASE

Main Street Plaza  
302 N Main Street | Pearisburg, VA 97798

COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,510	8,289	19,617
AVERAGE HH INCOME	\$65,870	\$67,961	\$68,664
DAYTIME EMPLOYEES	3,161	3,825	6,027

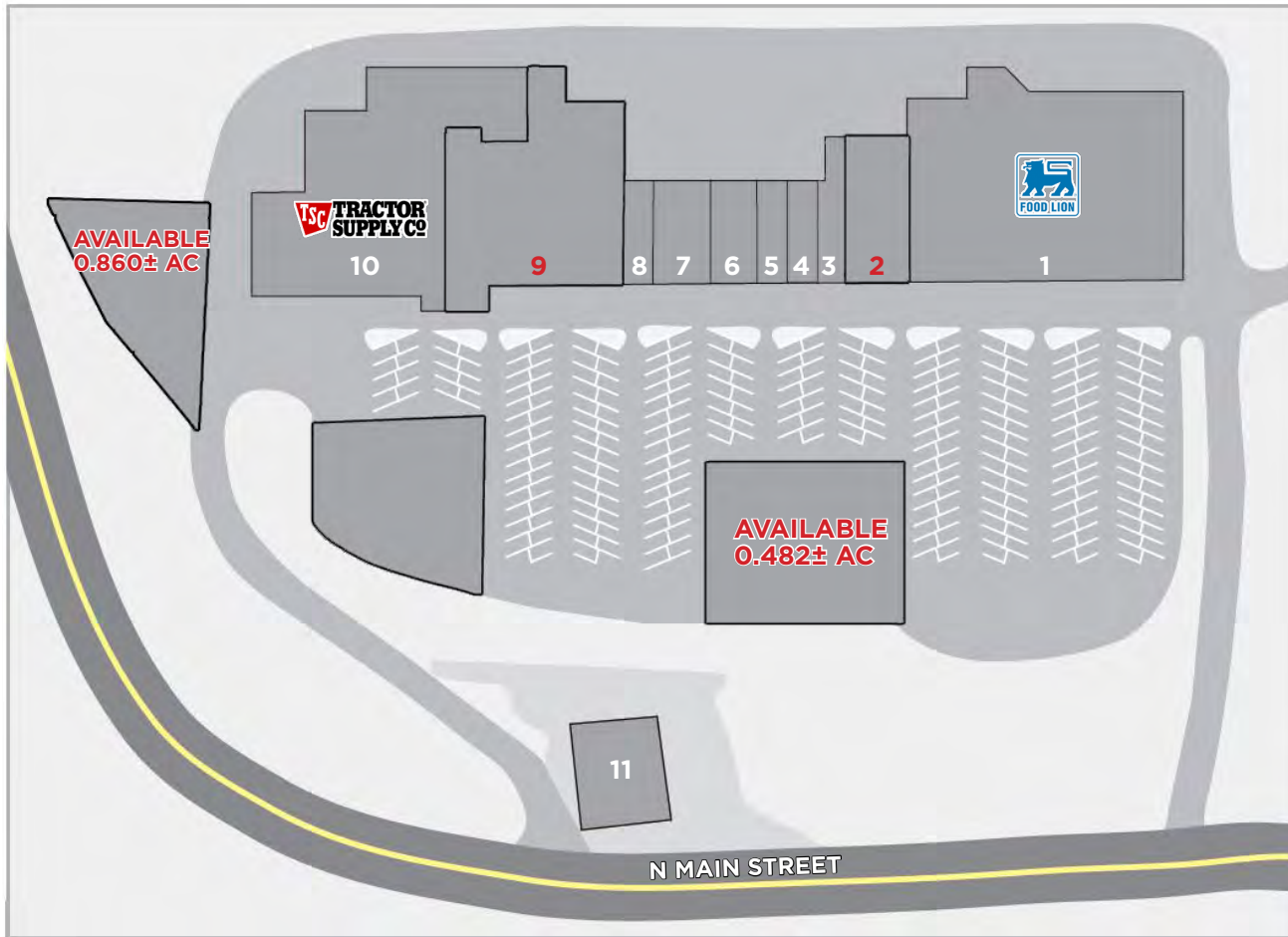
## PROPERTY HIGHLIGHTS

- › 23,182± SF of retail space available adjacent to Tractor Supply
- › 9,000± SF of retail space available adjacent to Food Lion
- › 0.86± AC pad site available adjacent to inline shops
- › 0.482± AC out parcel available in front of strip center

**FOR MORE INFORMATION:**  
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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

# SITE PLAN



SUITE	TENANT	SF
1	Food Lion	31,628
2	Available	9,000
3	Gwenderland Pet Grooming	1,600
4	Total Foot Care	1,600
5	Tobacco Vape	1,600
6	Lucky Star	3,200
7	ROTECH	4,800
8	Kino's Kitchen	1,600
9	Available	23,182
10	Tractor Supply	22,572
11	La Barranca	-



## MARKET OVERVIEW

### PEARISBURG SNAPSHOT

Small-town vibe at Pearisburg, the county seat of Giles County. Tucked into the foothills of the Pearis Mountains, with the New River winding around its southern border, Pearisburg is a rewarding destination for day-trip adventurers or long-distance hikers.

SOURCE: [appalachiantrail.org](http://appalachiantrail.org)



#### RIVER SCULPTURE WALKING TRAIL

37 miles of award-winning fishing, canoeing, kayaking, rafting, paddle-boarding and swimming. This waterway connects hiking trails, wildlife viewing, local lodging and dining options

