

CORNER RETAIL OPPORTUNITY IN THE HEART OF BRIDGEWATER  
318 N Main St, Bridgewater, VA 22812



OFFERING SUMMARY

|                |            |
|----------------|------------|
| Sale Price:    | \$550,000  |
| Lot Size:      | 0.18 Acres |
| Building Size: | 1,920 SF   |
| Zoning:        | B-1        |
| MLS#:          | 681670     |

PROPERTY OVERVIEW

318 N Main St, Bridgewater, VA is a prime retail investment opportunity on a corner lot. This 1,920 SF building, zoned B-1, boasts a highly sought-after location in the Bridgewater area. With dedicated space ideal for retail or potential professional office, this property offers a versatile canvas for investors or business owners to realize their business vision.

LOCATION OVERVIEW

Nestled in the heart of Bridgewater, VA, this vibrant commercial district beckons with an array of appealing attractions for retail investors. The area is renowned for its bustling atmosphere and close-knit community, creating an inviting backdrop for thriving businesses. Local landmarks such as the Bridgewater Town Hall and the Bridgewater College campus contribute to a steady flow of pedestrian traffic, enhancing the area's allure for retail establishments. Additionally, the nearby proximity to popular dining and shopping destinations further solidifies the area's desirability. Embrace the opportunity to become an integral part of this dynamic retail landscape, where the potential for success is boundless.

For More Information:

Taylor Queen  
704.816.9937  
taylor.queen@cottonwood.com

COTTONWOOD  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

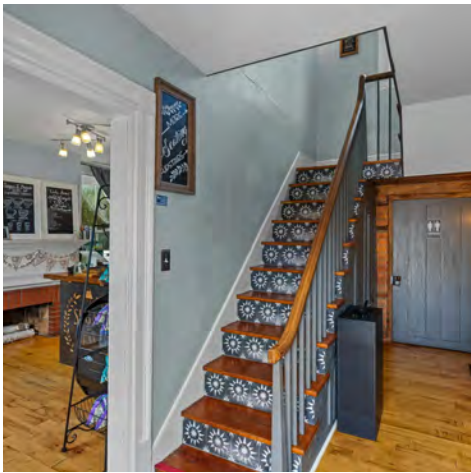
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## Additional Photos

# CORNER RETAIL OPPORTUNITY IN THE HEART OF BRIDGEWATER

318 N Main St, Bridgewater, VA 22812



For More Information:

Taylor Queen

704.816.9937

taylor.queen@cottonwood.com

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## CORNER RETAIL OPPORTUNITY IN THE HEART OF BRIDGEWATER

318 N Main St, Bridgewater, VA 22812



For More Information:

Taylor Queen

704.816.9937

taylor.queen@cottonwood.com

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.