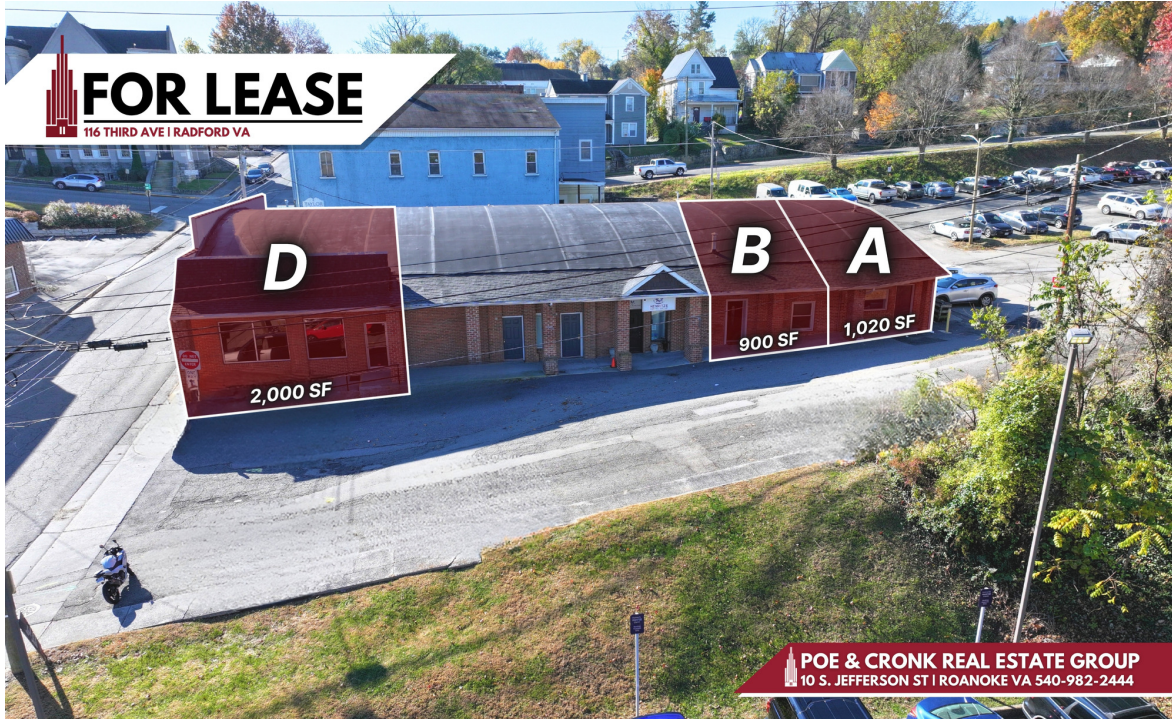


116 THIRD AVE

116 THIRD AVE RADFORD, VA 24141



OFFERING SUMMARY

Available SF: 900 - 2,000 SF

Lease Rate: \$10.00 - 11.00 SF/yr
(MG)

Lot Size: 0.23 Acres

Building Size: 7,300 SF

Zoning: B3

PROPERTY OVERVIEW

Nick Henritze and Will Henritze of Poe & Cronk Real Estate Group are proud to present this excellent retail or office leasing opportunity at 116 Third Ave, Radford, VA. This property offers great visibility just off of Main Street as well as close proximity to Radford University. Suite A, B, and D area available for Lease, ranging from 850 - 2,000 SF.

PROPERTY HIGHLIGHTS

- Public Parking Lot
- Signage Opportunities



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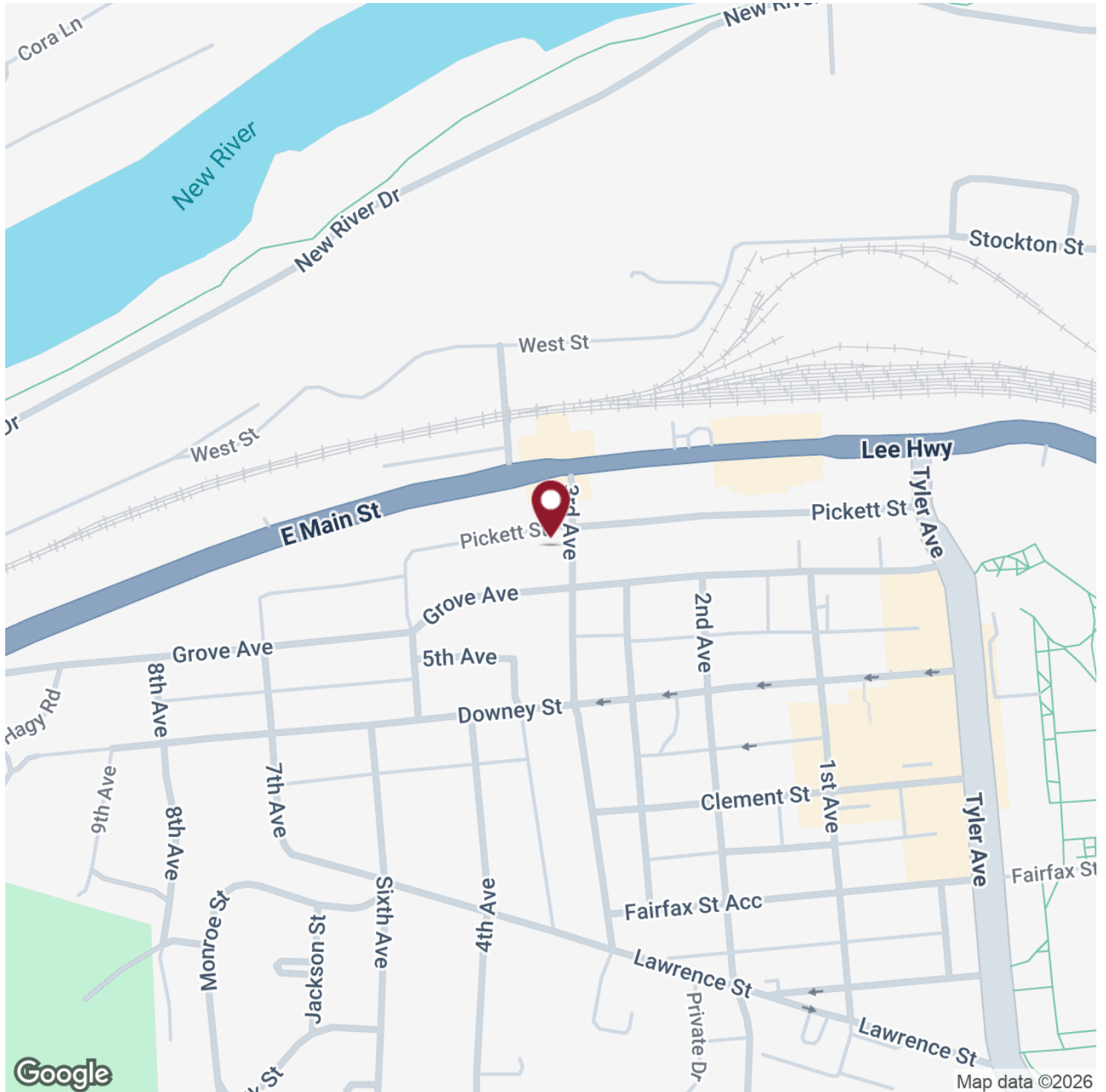


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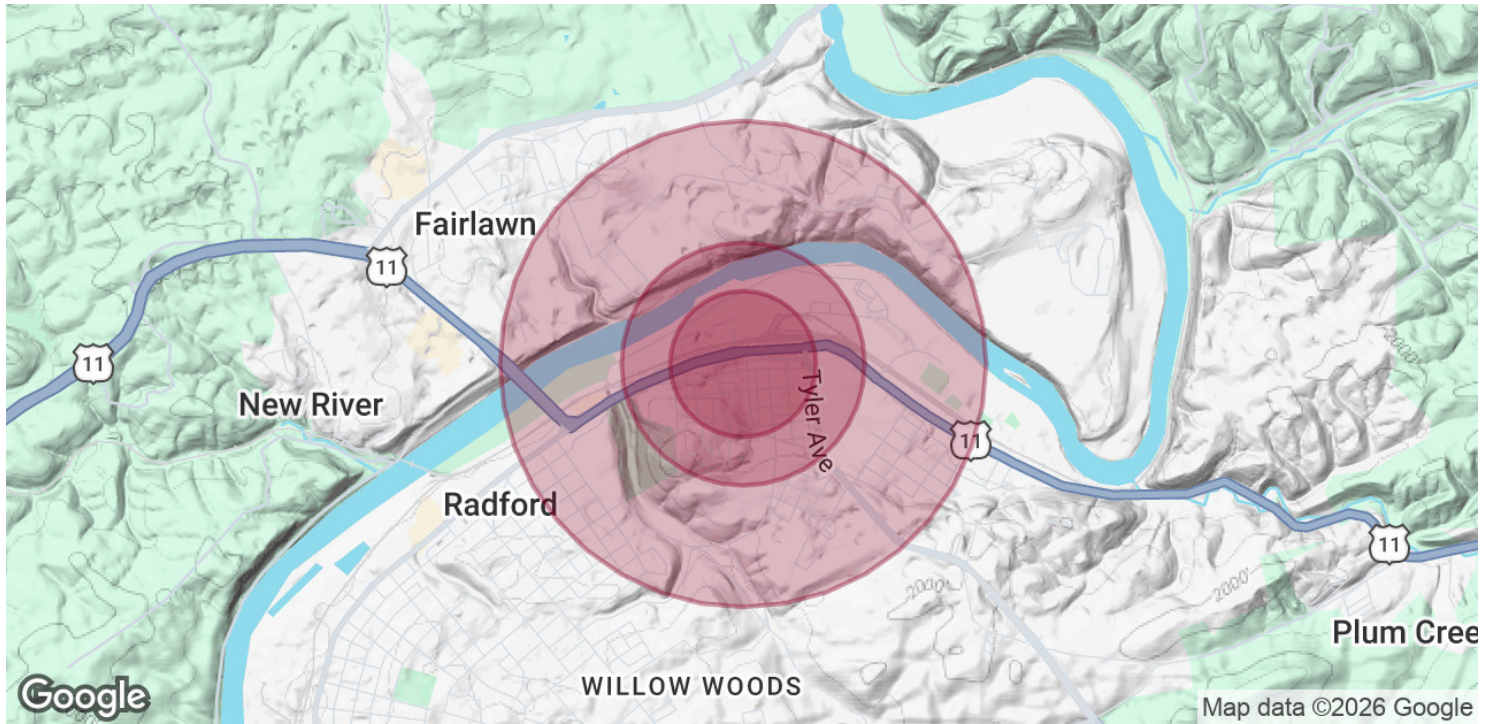


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	882	3,844	8,298
Average Age	27	25	29
Average Age (Male)	28	25	29
Average Age (Female)	26	24	29
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	400	928	2,389
# of Persons per HH	2.2	4.1	3.5
Average HH Income	\$35,399	\$50,912	\$60,670
Average House Value	\$276,472	\$142,067	\$211,109

Demographics data derived from AlphaMap



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