

# FOR LEASE

## 1,600 - 4,800 Sq. Ft.

**COLDWELL  
BANKER  
COMMERCIAL**  
READ & CO. REALTORS



### Westgate Shopping Center - 556 Blue Ridge Ave. Bedford, VA 24523

#### Property Information

##### Available Units

- Unit 3\* (#592) - 1,600 Sq. Ft. ±
- Unit 4\* (#590) - 1,600 Sq. Ft. ±
- Unit 5\* (#588) - 1,600 Sq. Ft. ±
- Unit 11 (#572) - 2,280 Sq. Ft. ±

\*(Units can be combined for additional space)

##### Price

\$12/Sq. Ft./Year

##### Common Area Maintenance

\$1.50/Sq. Ft./Year ±

##### Features

- Ample Parking (600+ Spaces)
- High Traffic Area
- Just off of Highway 460 & Rt. 221

##### Ricky Read, CCIM

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##### Rick Read

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##### Luke Dykeman

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#### Property Features

This property is located in the heart of Bedford Virginia's retail and dining district with plentiful restaurants and attractions within a short driving distance. Easy access to Route 460 and Rt. 221

##### Other Center Businesses Include:

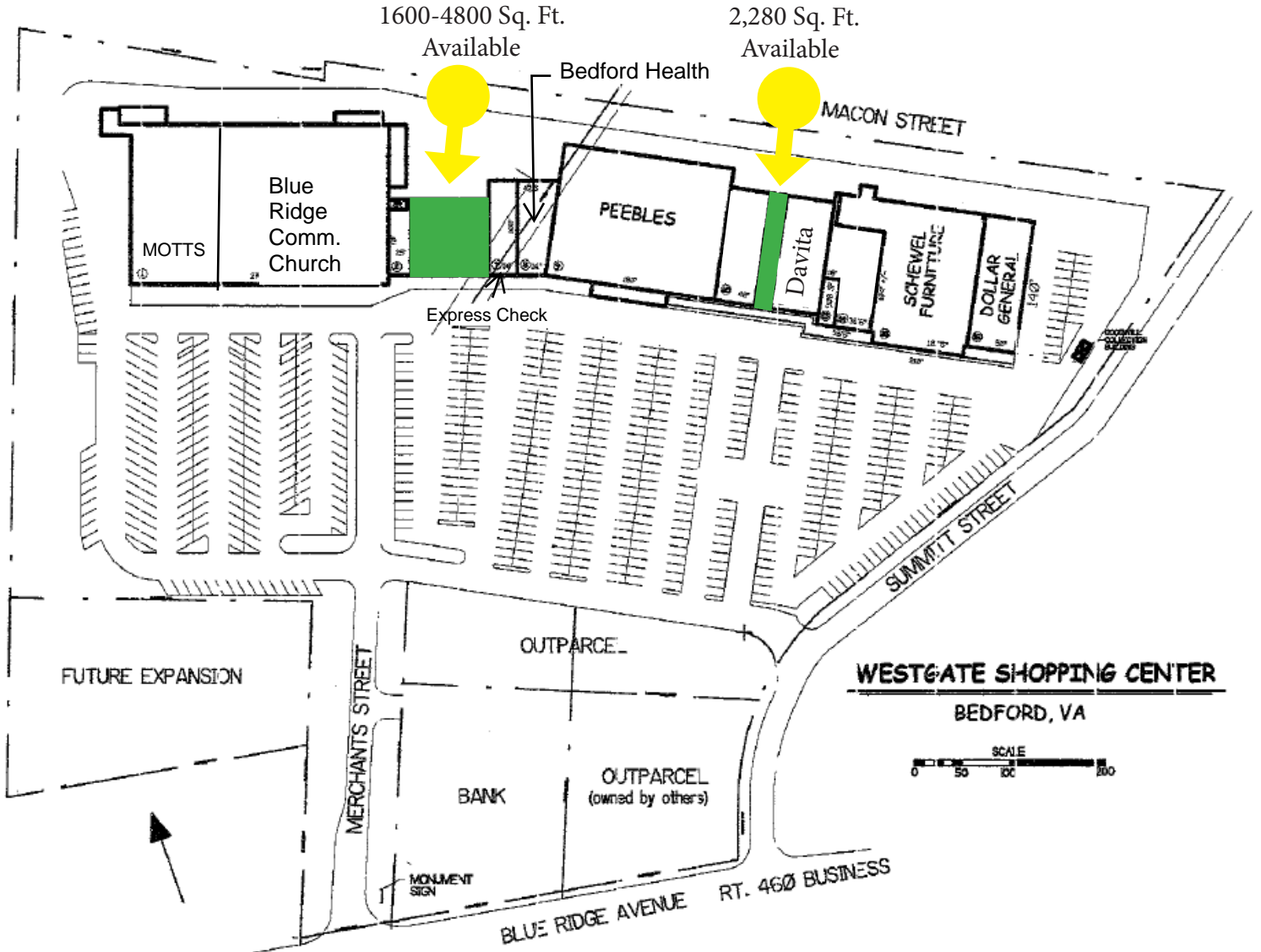
Peebles, Schewels, Dollar General, Bedford Health Center, Express Check Advance, Queen Nails, Davita Renal Treatment Center, & Blue Ridge Community Church

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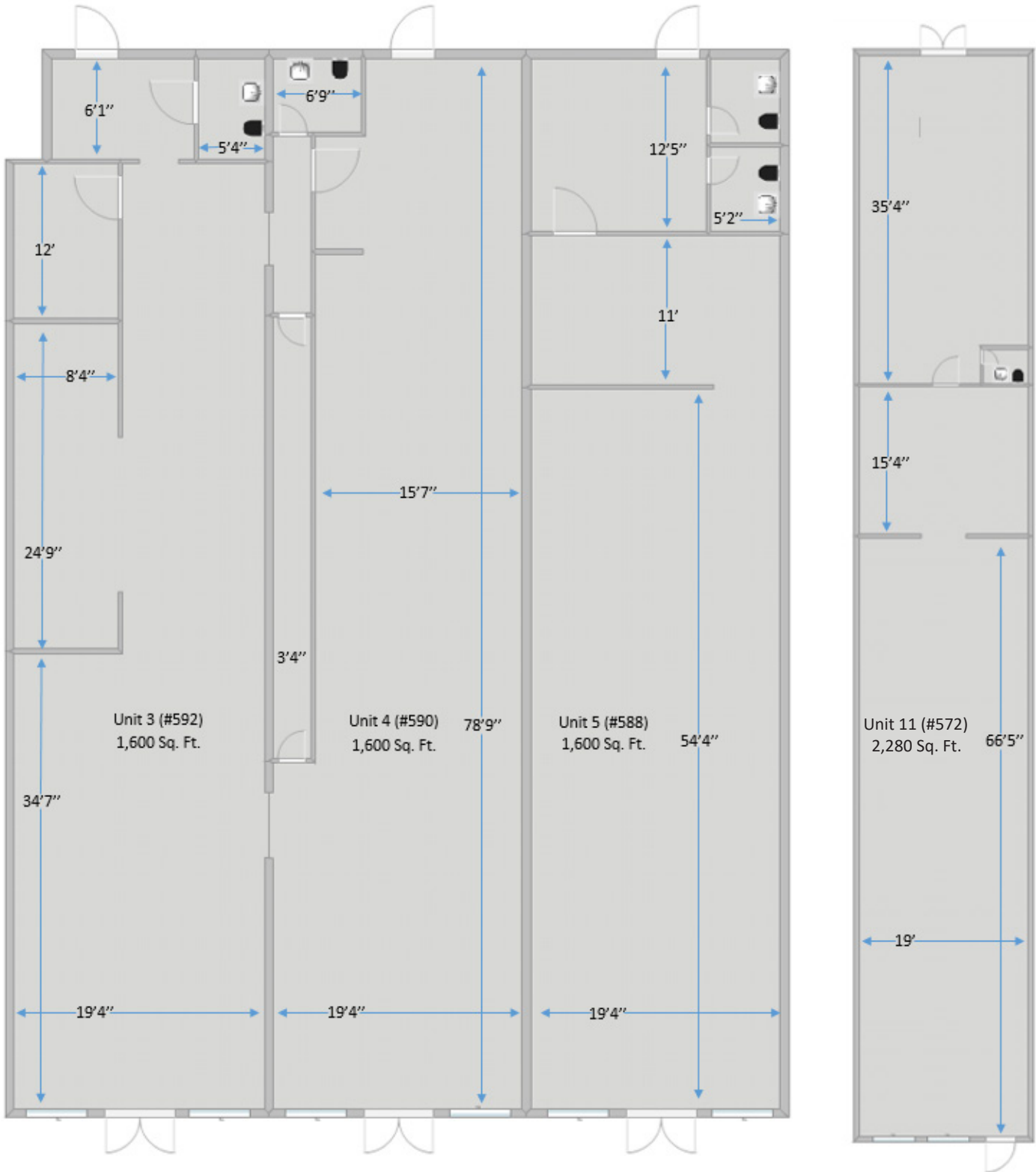
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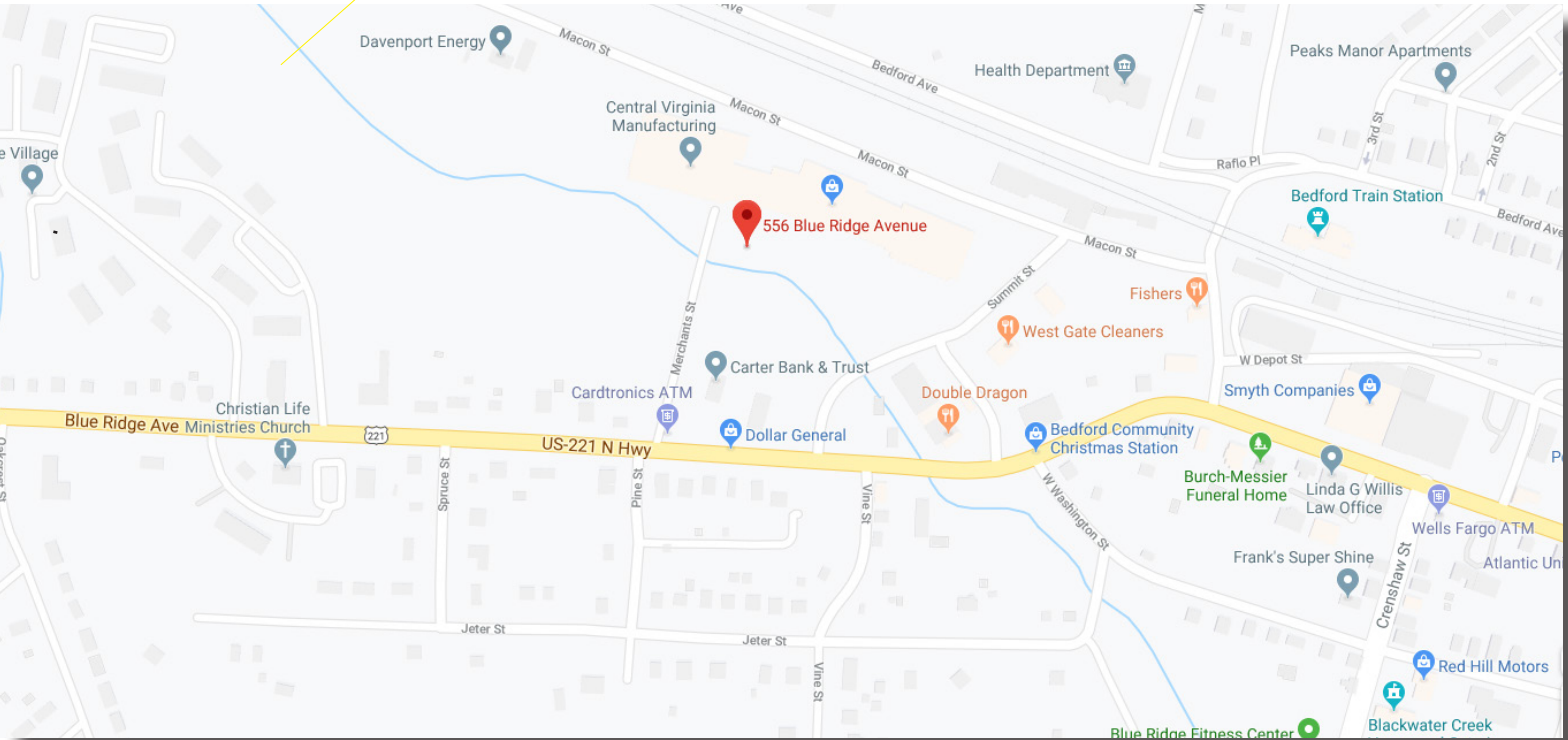
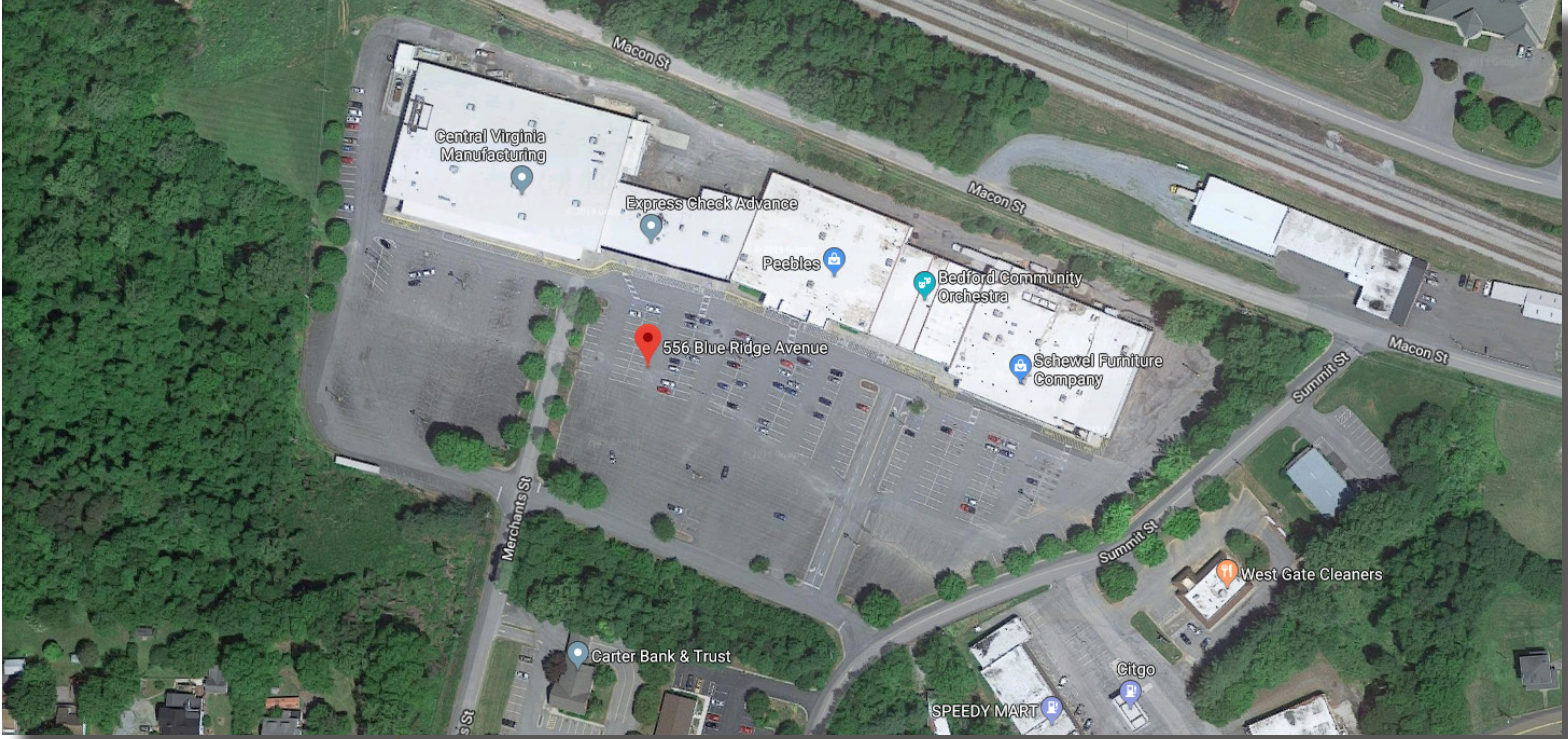
# Layout



# Floorplans



# AERIAL VIEW



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