



NOW LEASING

1201 E MAIN STREET, PULASKI, VA 24301



PROPERTY DESCRIPTION

Interstate Realty Advisors is pleased to announce the Shops at Food City in Pulaski, VA for lease. The newly built Food City Grocery and shops are located at 1201 E Main Street and offers an abundance of business opportunities from retail, restaurant, and professional services. The available square footage ranges from 1,867 SF up to 7,470 Square Feet. This is a prime commercial leasing opportunity that combines new development and a grocery-anchored location at a signalized intersection. This property offers a strategic advantage for businesses seeking high visibility and convenient access. With their modern design and ideal positioning, these spaces are set to accommodate a range of thriving enterprises. Join a vibrant commercial landscape and claim your place in a dynamic community of opportunity for your business to flourish.

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PROPERTY HIGHLIGHTS

- New Development
- Grocery Anchored
- Signalized Intersection

OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$20.00 SF/yr (NNN) |
| Number of Units: | 4 |
| Available SF: | 7,470 SF |
| Lot Size: | 10.12 Acres |
| Building Size: | 7,470 SF |





SUITES FOR LEASE



LEASE INFORMATION

| | |
|--------------|----------|
| Lease Type: | NNN |
| Total Space: | 7,472 SF |

| | |
|-------------|---------------|
| Lease Term: | 5+ Years |
| Lease Rate: | \$16.00 SF/YR |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|---------|-----------|------------------|------------|---------------|
| Suite A | Available | 1,867 - 7,470 SF | NNN | \$20.00 SF/yr |
| Suite B | Available | 1,867 - 7,470 SF | NNN | \$20.00 SF/yr |
| Suite C | Available | 1,867 - 7,470 SF | NNN | \$20.00 SF/yr |
| Suite D | Available | 1,867 - 7,470 SF | NNN | \$20.00 SF/yr |

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AVAILABLE SPACE



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RETAIL AERIAL



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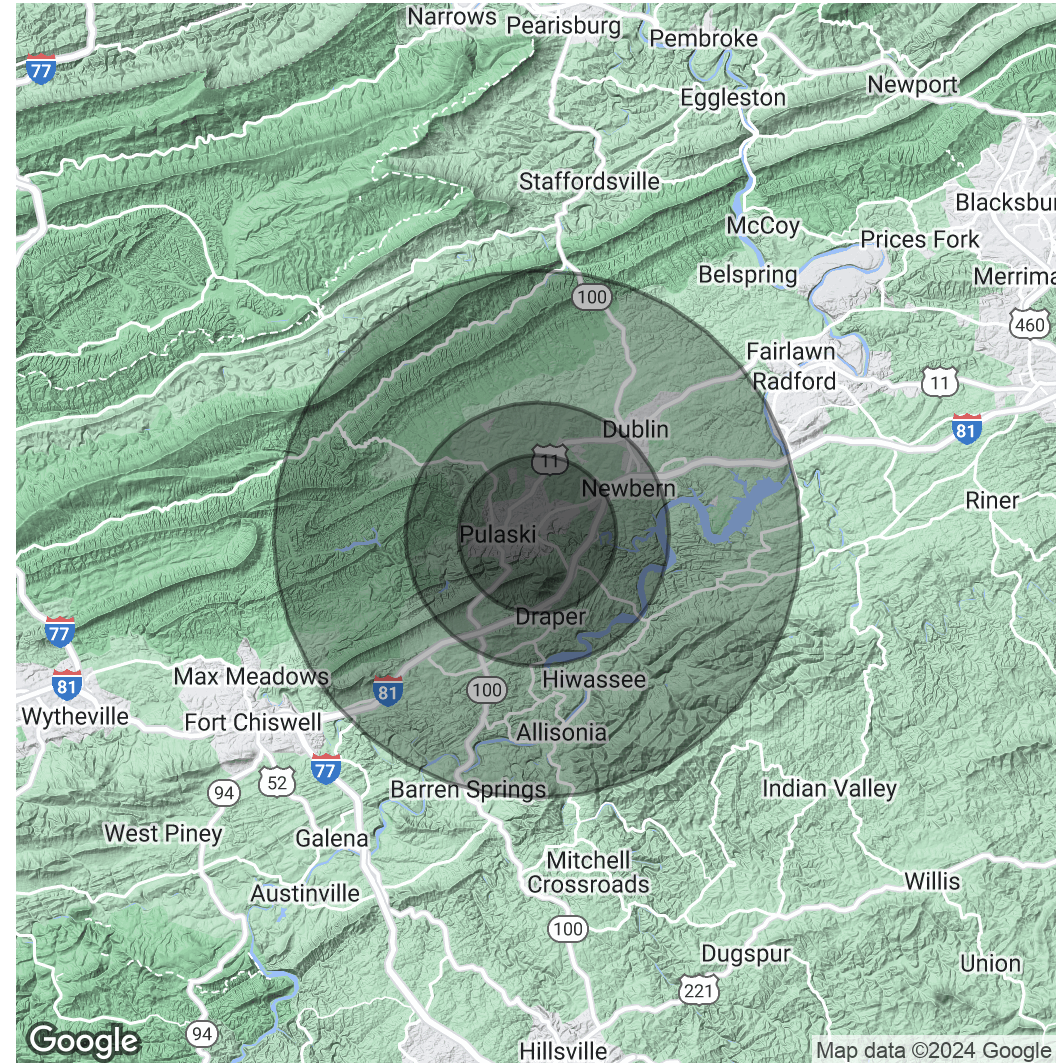


DEMOGRAPHICS

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 11,377 | 17,030 | 36,119 |
| Average Age | 43 | 44 | 44 |
| Average Age (Male) | 42 | 43 | 43 |
| Average Age (Female) | 44 | 45 | 45 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,942 | 7,243 | 15,341 |
| # of Persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | \$74,036 | \$78,175 | \$79,603 |
| Average House Value | \$224,600 | \$245,865 | \$260,478 |

Demographics data derived from AlphaMap



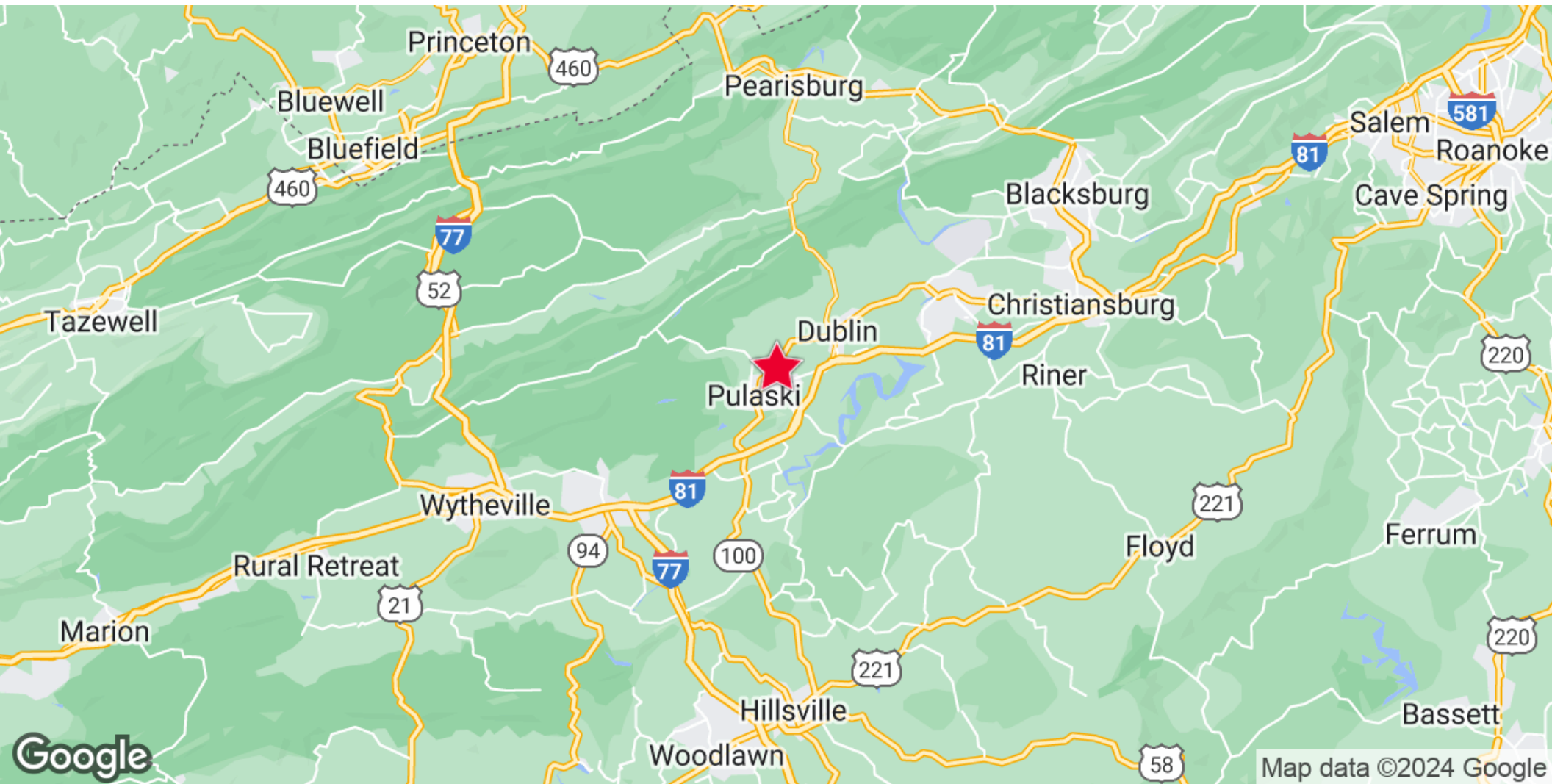
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LOCATION MAP



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