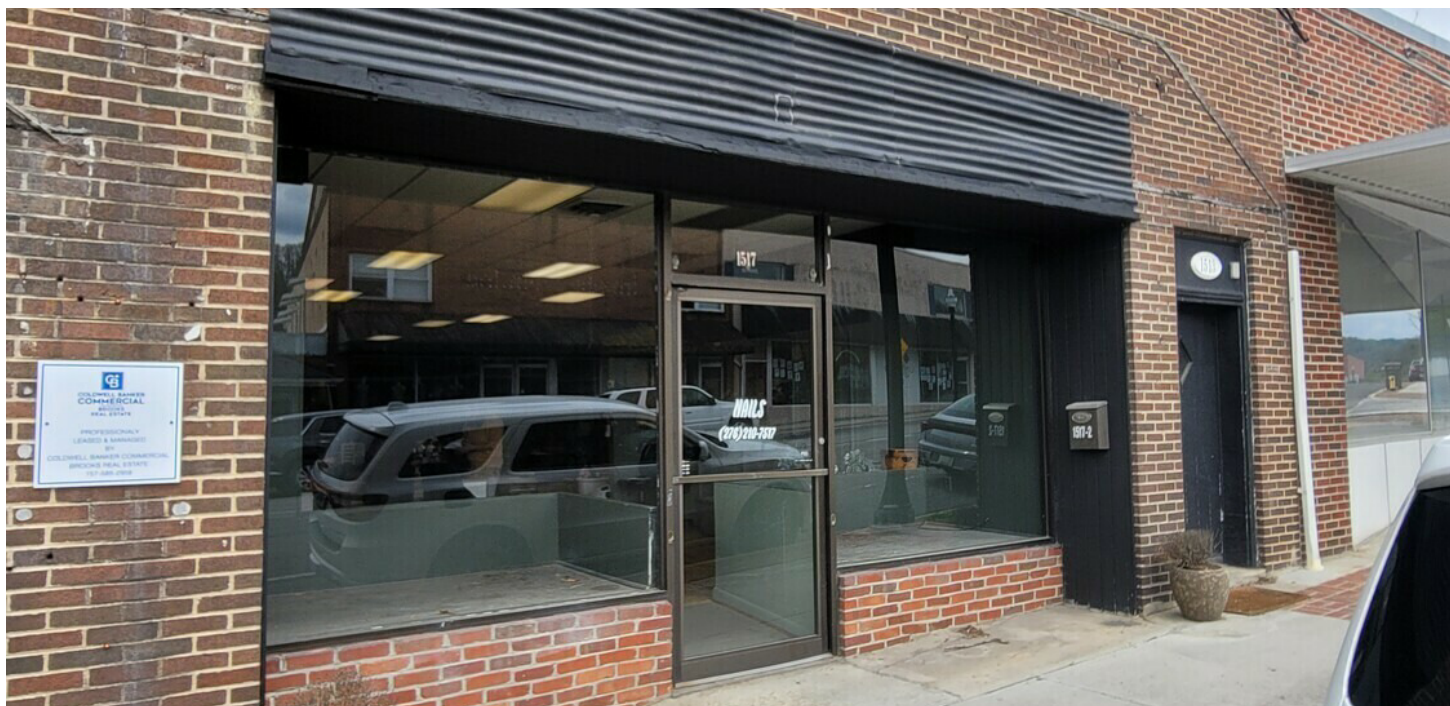


RETAIL SPACE FOR LEASE

1517 FRONT ST

Richlands, VA 24641



PROPERTY DESCRIPTION

Take advantage of this exceptional retail opportunity in the heart of Richlands! Located on bustling Front Street—Richlands' busiest thoroughfare—this versatile commercial space offers 2,200 square feet on the ground level. Former home to a successful nail salon, the layout is flexible and ready to accommodate a wide range of retail or service-based businesses or office use. With high visibility and steady foot and vehicle traffic, this location offers incredible potential for growth and customer engagement. Don't miss your chance to establish your business in one of the most sought-after spots in town!

HIGHLIGHTS

- FLEXIBLE 1,200SF LAYOUT
- FRONT STREET - RICHLANDS' BUSIEST AND MOST TRAVELED STREET

OFFERING SUMMARY

Lease Rate:	\$4.40 SF/yr (MG)
Available SF:	2,200 SF
Building Size:	15,075 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	5,361	9,691	16,030
Total Population	12,108	22,078	37,537
Average HH Income	\$63,981	\$65,940	\$64,026

David Burks
(804) 366-2754



**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE

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1517 FRONT ST

Richlands, VA 24641



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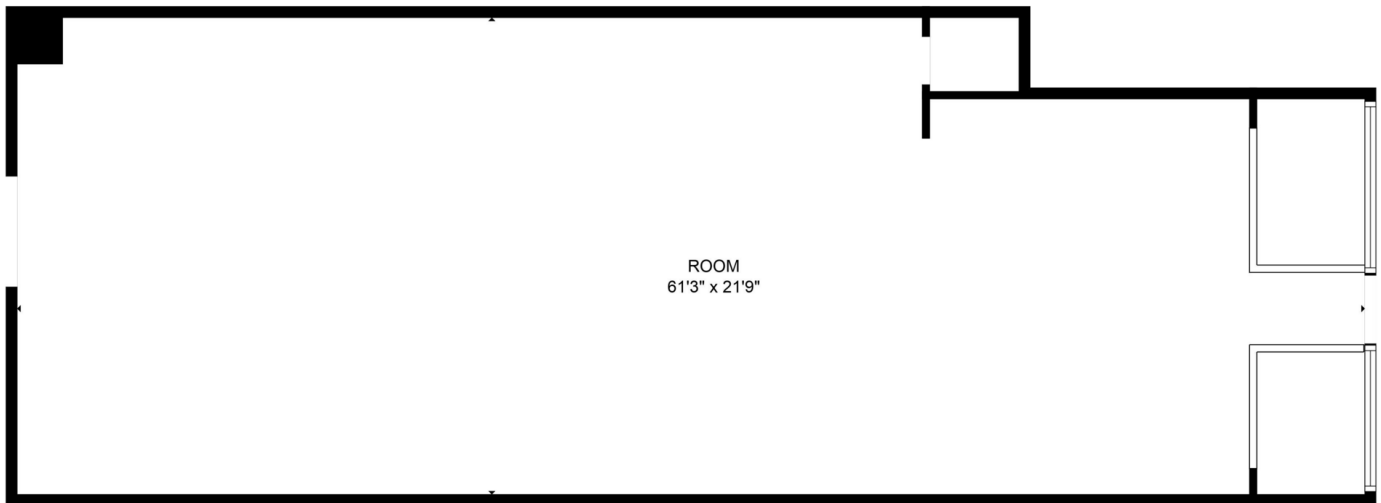


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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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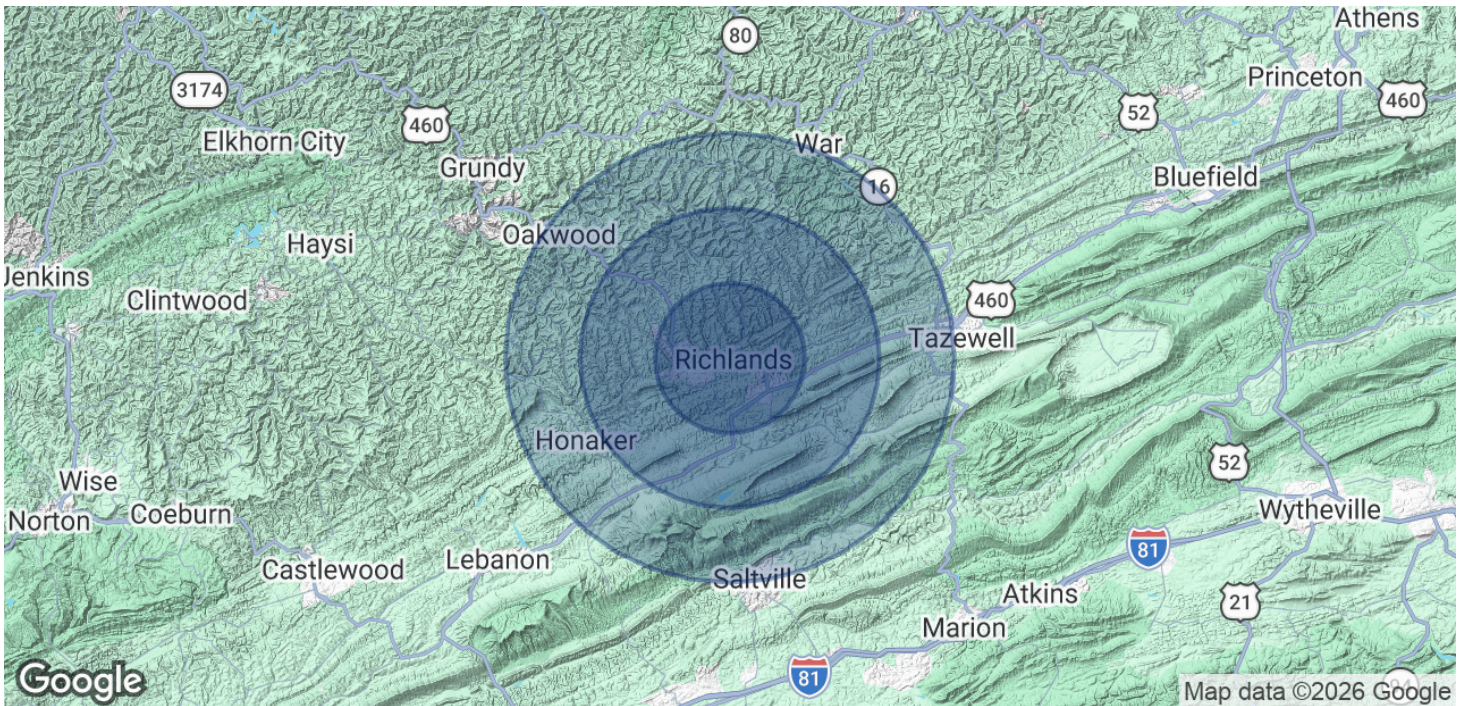


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RETAIL SPACE FOR LEASE

1517 FRONT ST

Richlands, VA 24641



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	12,108	22,078	37,537
Average Age	45	45	45
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,361	9,691	16,030
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$63,981	\$65,940	\$64,026
Average House Value	\$158,131	\$154,323	\$147,531

Demographics data derived from AlphaMap

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