



# RETAIL SPACE FOR LEASE

## Central Square Shopping Center

723 West Main Street  
Radford, Virginia 24141

### DEMOGRAPHICS - 2017

	1 Mile	3 Miles	10 miles
<b>Population</b>	3,678	22,063	71,950
<b>Avg. HH Income</b>	\$47,927	\$37,882	\$52,154
<b>Daytime Pop.</b>	3,506	10,296	34,594

### LEASING REPRESENTATIVE

**Abram Williams**  
Property Manager  
(540) 230-6941  
abewilliams12@gmail.com

**First Street Properties, LLC**  
PO Box 3186  
Radford, VA 24143

### PROPERTY FEATURES

- Radford's most centrally located neighborhood retail center
- 1,600 – 25,000 SF available
- Conveniently located to Radford's Central and West End densely populated neighborhoods
- 180+ Paved Parking Spaces
- Located in Radford's Enterprise Zone
- Convenient access (3 Mi.) to Interstate 81 with 47,000 vehicles per day
- Anchor tenant space available (20-25,000 sq. feet) with 100 dedicated spaces
- Redevelopment Project under new ownership
- University Town (10,000 students)
- 1 mile from access to Memorial Bridge with 27,000 daily traffic count



Central Square Shopping Center is a 60,000SF neighborhood retail center located along West Main Street in the City of Radford. The Center is currently 50% leased with three of the tenants being long term, well established businesses (Sal's Italian Restaurant, Sherwin-Williams and El Charro Mexican Grill). These storefronts have recently been completely updated as the landlord continues the redevelopment of the center.

The densely populated family neighborhoods that surround the center have created an excellent opportunity for a wide array of retail, service based businesses; grocery, restaurants, specialty stores, discount stores and many more.



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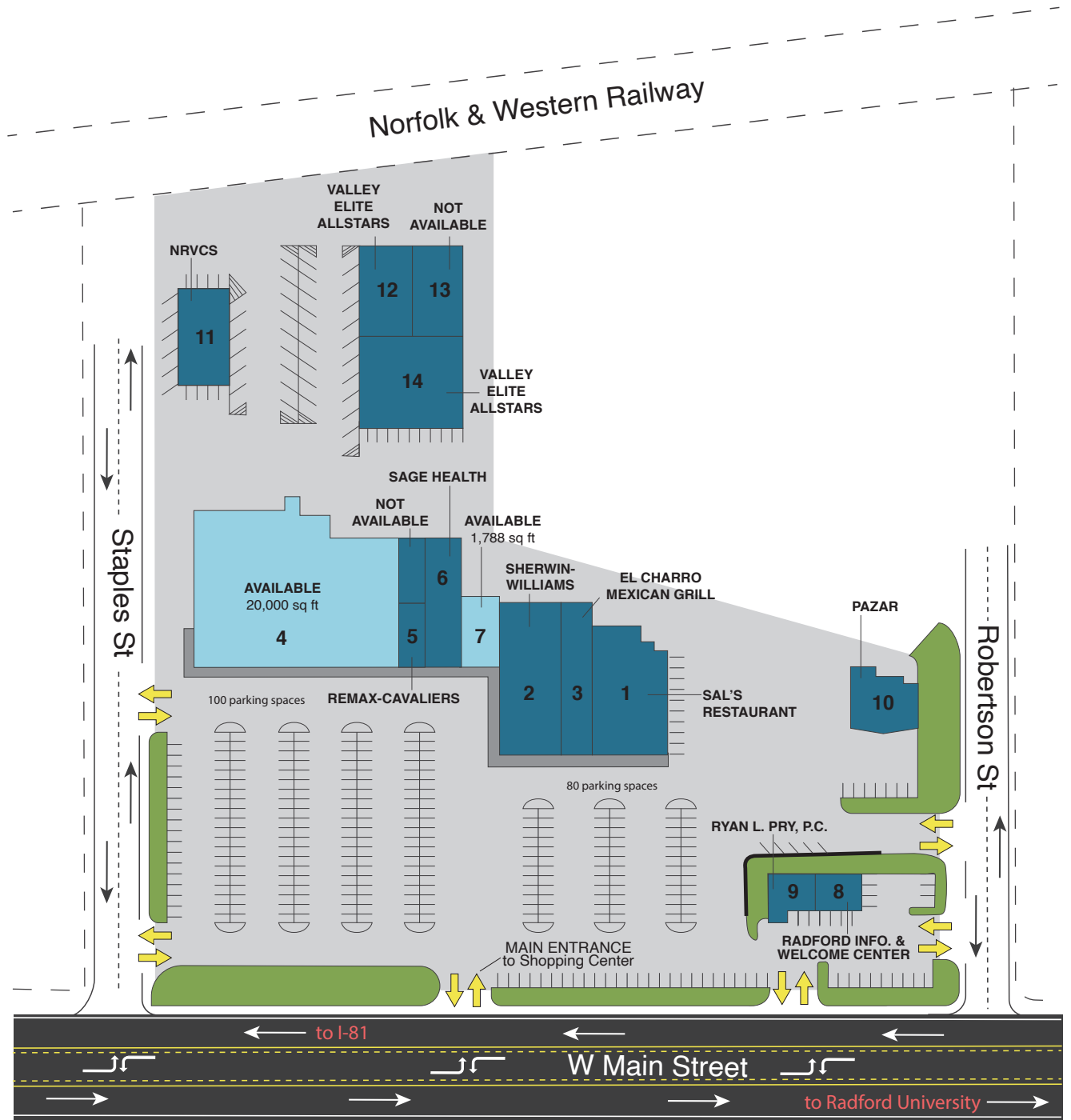


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### TENANT/SPACE SUMMARY

1.	Sal's Restaurant	5,293 sq. ft
2.	Sherwin Williams	6,135 sq. ft
3.	El-Charro Mexican Grill	2,887 sq. ft
4.	Available	20,000 sq. ft
5.	Remax - Cavaliers	1,000 sq. ft
6.	Sage Health	3,000 sq. ft
7.	Available	1,788 sq. ft
8.	City of Radford Information & Welcome Center	1,100 sq. ft
9.	Ryan L. Pry, P.C.	1,200 sq. ft
10.	Pazar	2,497 sq. ft
11.	NRVCS	3,000 sq. ft
12.	Valley Elite Allstars	3,000 sq. ft
13.	Not Available	3,000 sq. ft
14.	Valley Elite Allstars	6,000 sq. ft





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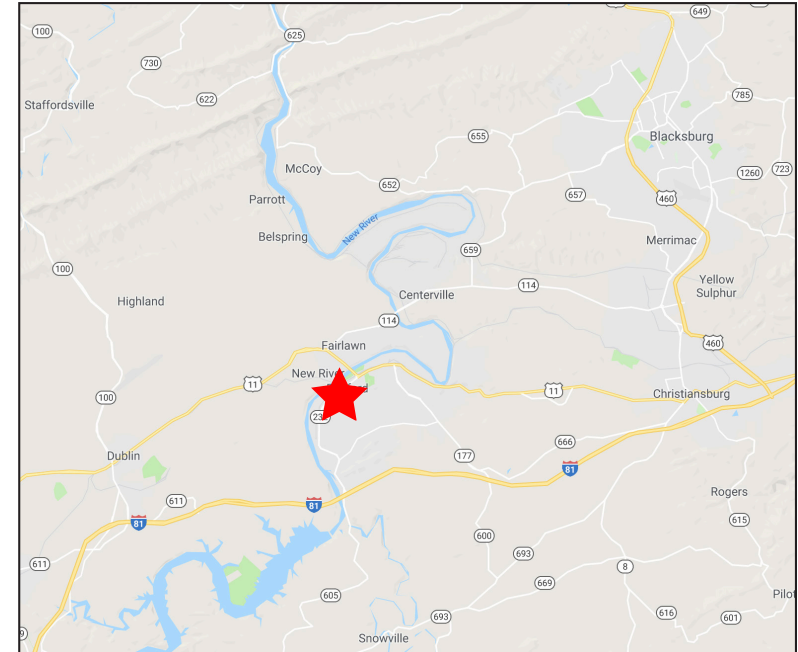
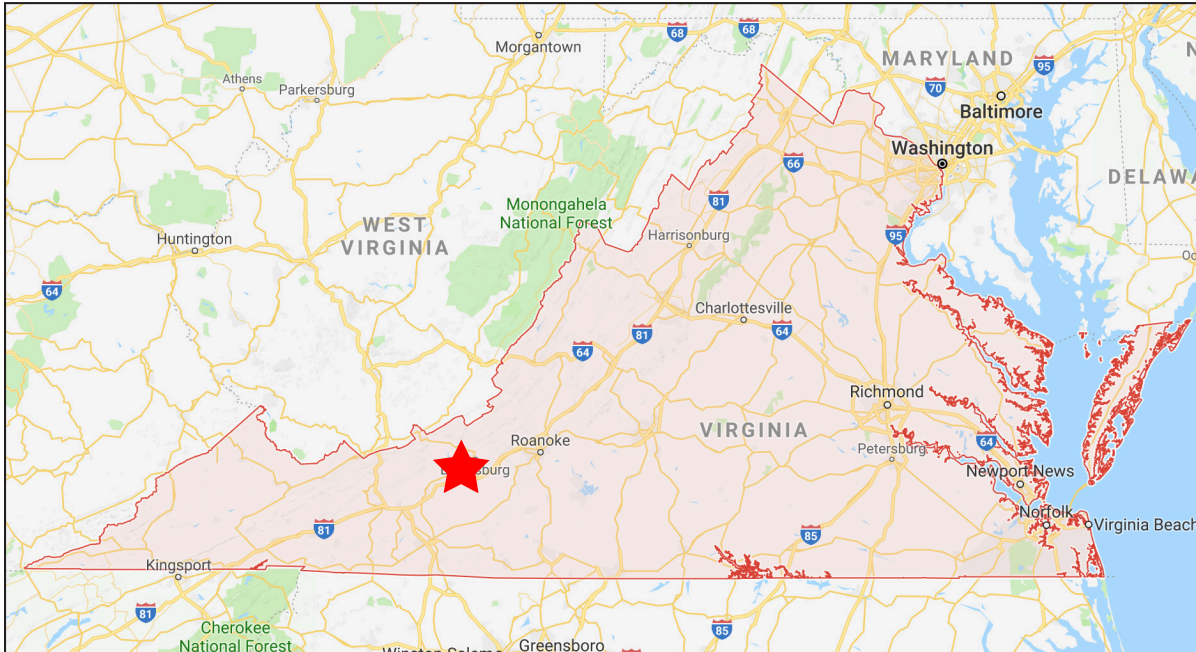




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The City of Radford is located in Southwest Virginia, considered the heart of the New River Valley, and is home to Radford University and its 10,000-student population. Virginia Tech is 25 minutes' drive, New River Community College is 8 miles away from Central Square.

Accessible to two (2) Interstate 81 Exits (105 & 109), both 3 miles from Main Street. The New River flows directly along the Main Street corridor.

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