

# FOR LEASE

RETAIL SPACE

## Riverside Shopping Center

3230-3360 Riverside Drive | Danville, VA 24541



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



### PROPERTY HIGHLIGHTS

- › 24,500± SF anchor space available
- › Join Shoe Carnival, Planet Fitness, CitiTrends, Wells Fargo, ABC Store, Subway
- › 400 - 9,762± SF available
- › Good visibility with easy access
- › Easily accessible from Highway 29, the north/south thoroughfare, which provides convenient access to the greater Danville metropolitan area
- › Traffic Count: 22,000± VPD

#### NEARBY RETAILERS



### FOR MORE INFORMATION:

**CARL F. BLACKWELL, CCIM**

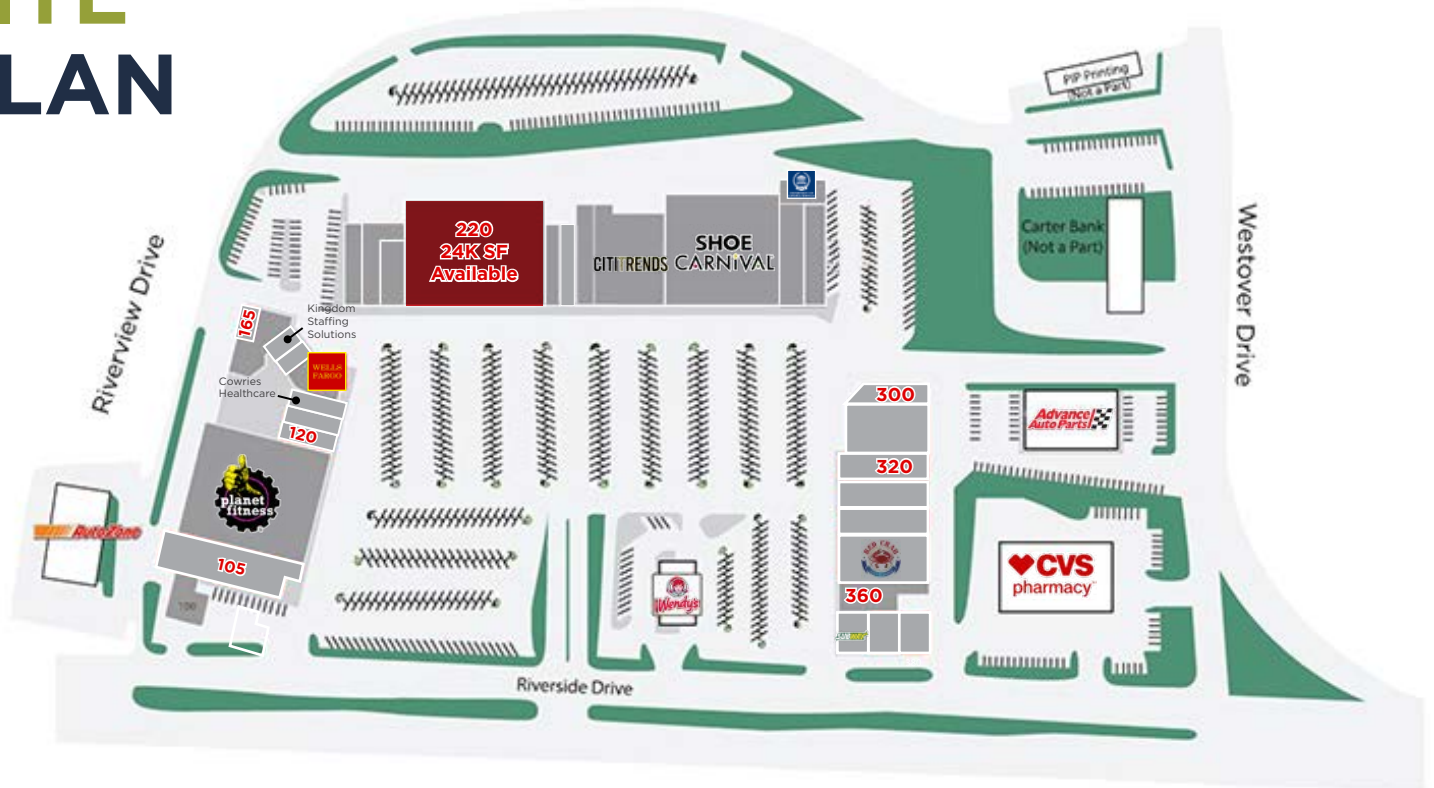
Senior Vice President | Partner

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

# SITE PLAN



UNIT	TENANT	SF
100	Philly Cheese Steak & Things	2,500
105	AVAILABLE	9,762
110	Planet Fitness	20,000
120	AVAILABLE	4,968
130	Star Nails	3,125
135	Cowries Healthcare, LLC	1,064
	Wells Fargo, Inc. ATM	270
140	Wells Fargo, Inc.	2,070
150	AVAILABLE	911
155	P-5 Salon De Belliza	710
160	Joe & Mimma's Italian Restaurant	4,304
165	AVAILABLE	1,285
200	Danville Academy School of Dance	3,477
205	Danville Academy School of Dance	2,501
210	H&R Block	1,350
220	AVAILABLE	24,500
230	Wells Fargo Advisors	1,600
235	AVAILABLE	2,450
240	First Taste Chinese Restaurant	2,500

UNIT	TENANT	SF
250	CitiTrends	13,095
260	Shoe Carnival	20,000
270	Affordable Care	3,153
275	ABC Store #373	3,125
280	Virginia Department of General Services	2,402
300	AVAILABLE	2,800
310	Once Upon A Child	6,164
320	AVAILABLE	3,000
330	BINS - Tote Boys	3,096
340	Iso Iso Ramen	3,346
350	Red Crab VA	8,000
360	AVAILABLE	1,658
370	Subway	1,844
375	Pearl Healthcare Inc.	1,126
380	AVAILABLE	1,391
400	AVAILABLE (2nd floor office space)	1,440
410	AVAILABLE (2nd floor office space)	2,110
415	AVAILABLE (2nd floor office space)	840
420	AVAILABLE (2nd floor office space)	400

# RETAIL MAP



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	3,442	30,933	48,133
AVERAGE HH INCOME	\$86,354	\$61,957	\$64,217
DAYTIME EMPLOYEE	20,798	120,060	176,138

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# 724 VICINITY MAP



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