

RETAIL SPACE FOR LEASE

2940 CLINCH ST- UNIT C

Richlands, VA 24641



PROPERTY DESCRIPTION

Unit C at 2940 Clinch St in Richlands, VA presents a versatile retail space spanning approximately 6,000 to 8,600 square feet, adaptable to various layouts. Positioned between major retailers with high visibility from Rt 460, this prime location ensures significant foot traffic. Sharing an entrance awning with CVS, it's perfect for retail businesses aiming for a prominent presence. With opportunities for customized branding and signage, businesses can effectively attract customers. The landlord offers rent abatement to support tenant success, allowing businesses to tailor the space to their needs. Don't miss this chance to establish your retail venture in a thriving commercial hub.

OFFERING SUMMARY

Lease Rate:	\$5.25 SF/yr (MG)
Available SF:	8,600 SF
Lot Size:	43,815 SF
Building Size:	129,433 SF
APN:	105A407 0023-0033

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	5,917	11,652	35,287
Total Population	11,757	23,712	69,230
Average HH Income	\$43,274	\$42,829	\$41,318

David Burks
804 366 2754



COLDWELL BANKER
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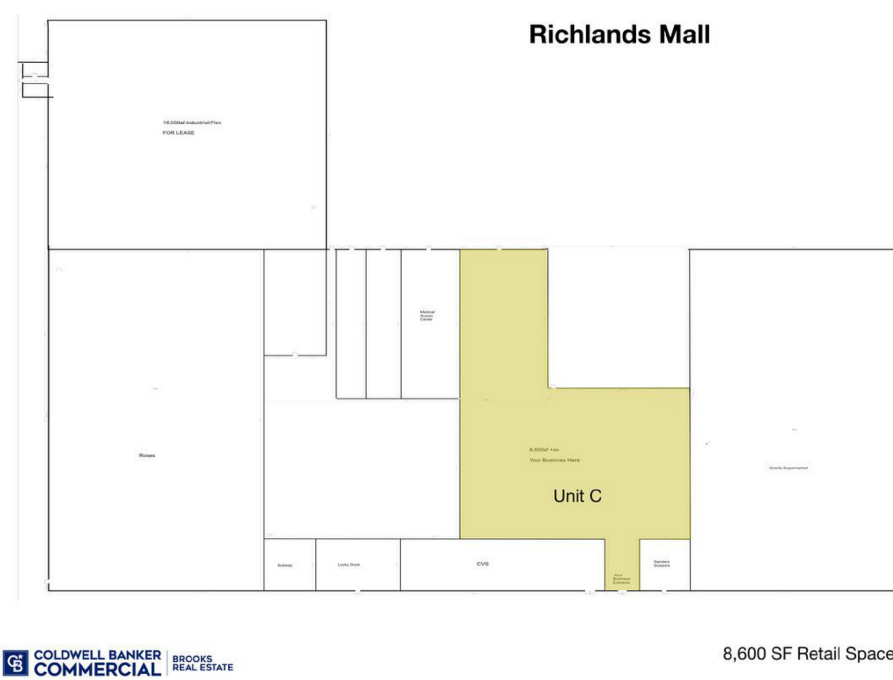
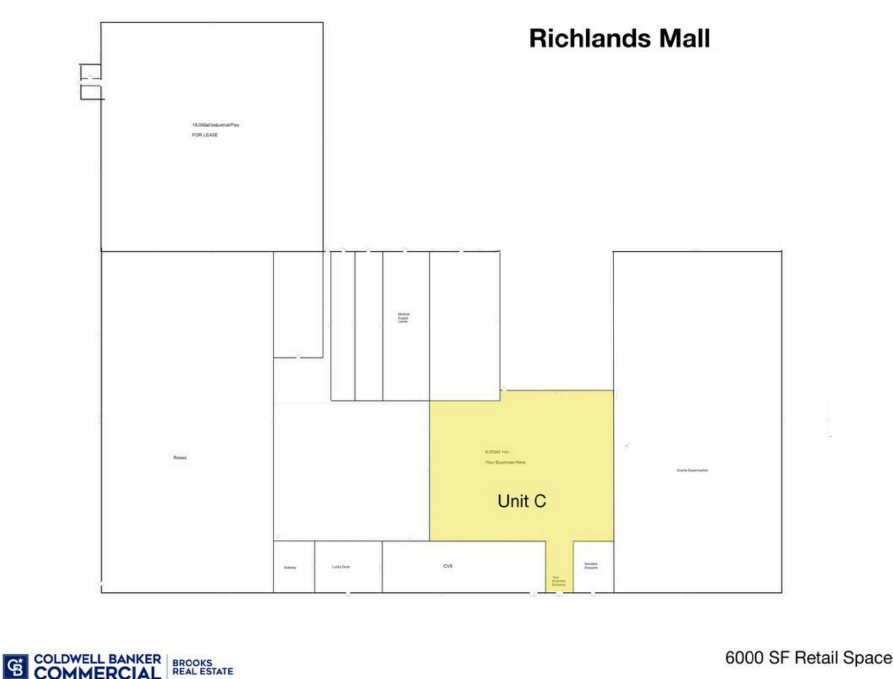


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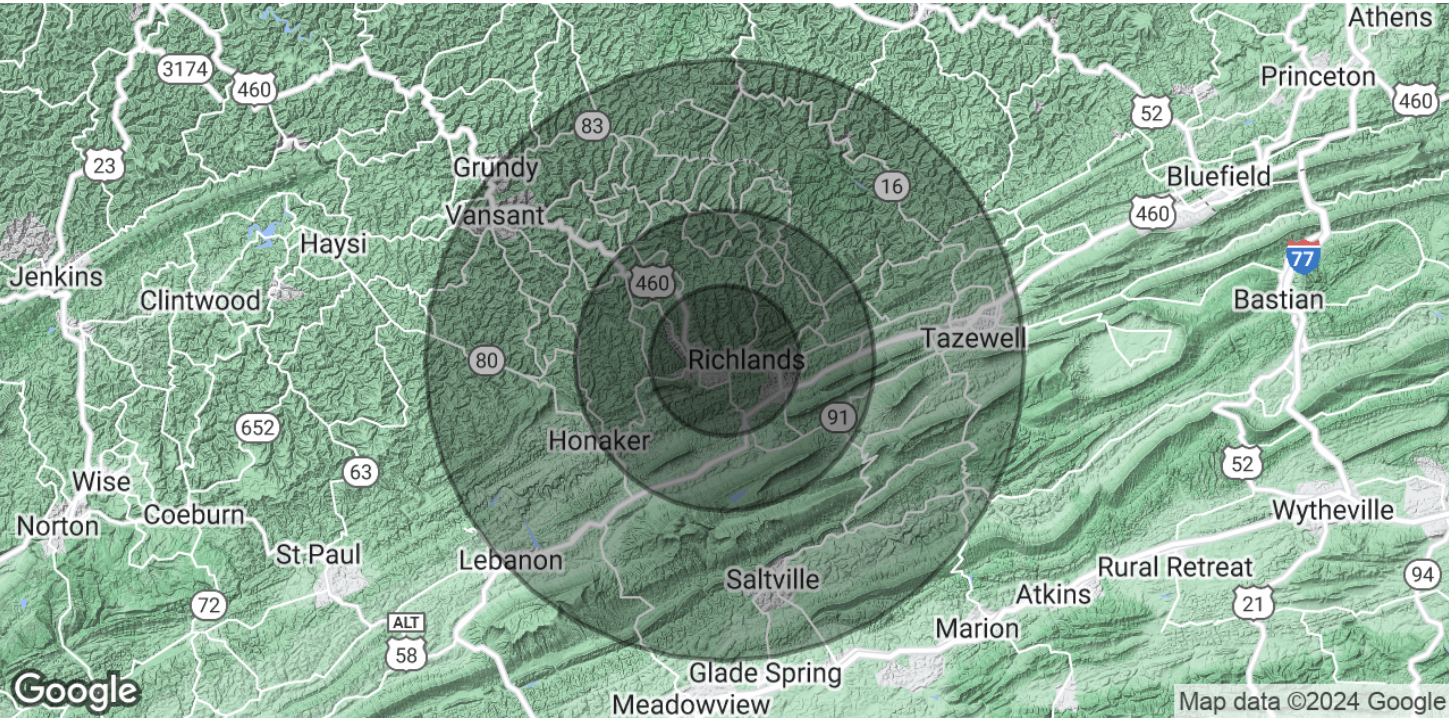


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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	11,757	23,712	69,230
Average Age	44.5	45.2	45

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	5,917	11,652	35,287
# of Persons per HH	2	2	2
Average HH Income	\$43,274	\$42,829	\$41,318
Average House Value	\$108,233	\$108,897	\$101,846

* Demographic data derived from 2020 ACS - US Census

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