

# LEASE

## 106 WEST BROADDUS AVENUE

106 West Broaddus Avenue Bowling Green, VA 22427



### PROPERTY DESCRIPTION

This 1800 square foot corner space, located between Walgreens and a Goodwill donation center, is ideal for various retail and office ventures. Businesses like nail salons, hair salons, UPS stores, florists, bookstores, and coffee shops would thrive here, as would office-based enterprises such as insurance agencies and real estate offices. With an expansive open floor plan and additional cozy nook, there's ample space for showcasing products or accommodating customers, complemented by generous storage facilities. Vape and tobacco stores are not permitted, but the versatile layout allows prospective tenants to tailor the space to their specific needs, offering an exciting opportunity for entrepreneurs in a vibrant commercial environment.

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	1,800 SF
Building Size:	39,876 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	2,167	6,595	24,119
Total Population	5,391	16,886	62,608
Average HH Income	\$75,324	\$84,492	\$93,129

**David Burks**  
804 366 2754



**COLDWELL BANKER  
COMMERCIAL**  
BROOKS REAL ESTATE

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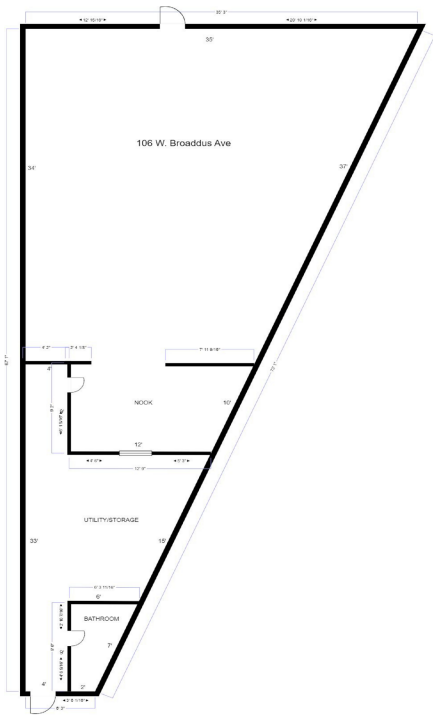


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### LEGEND

### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,800 SF	Lease Rate:	\$12.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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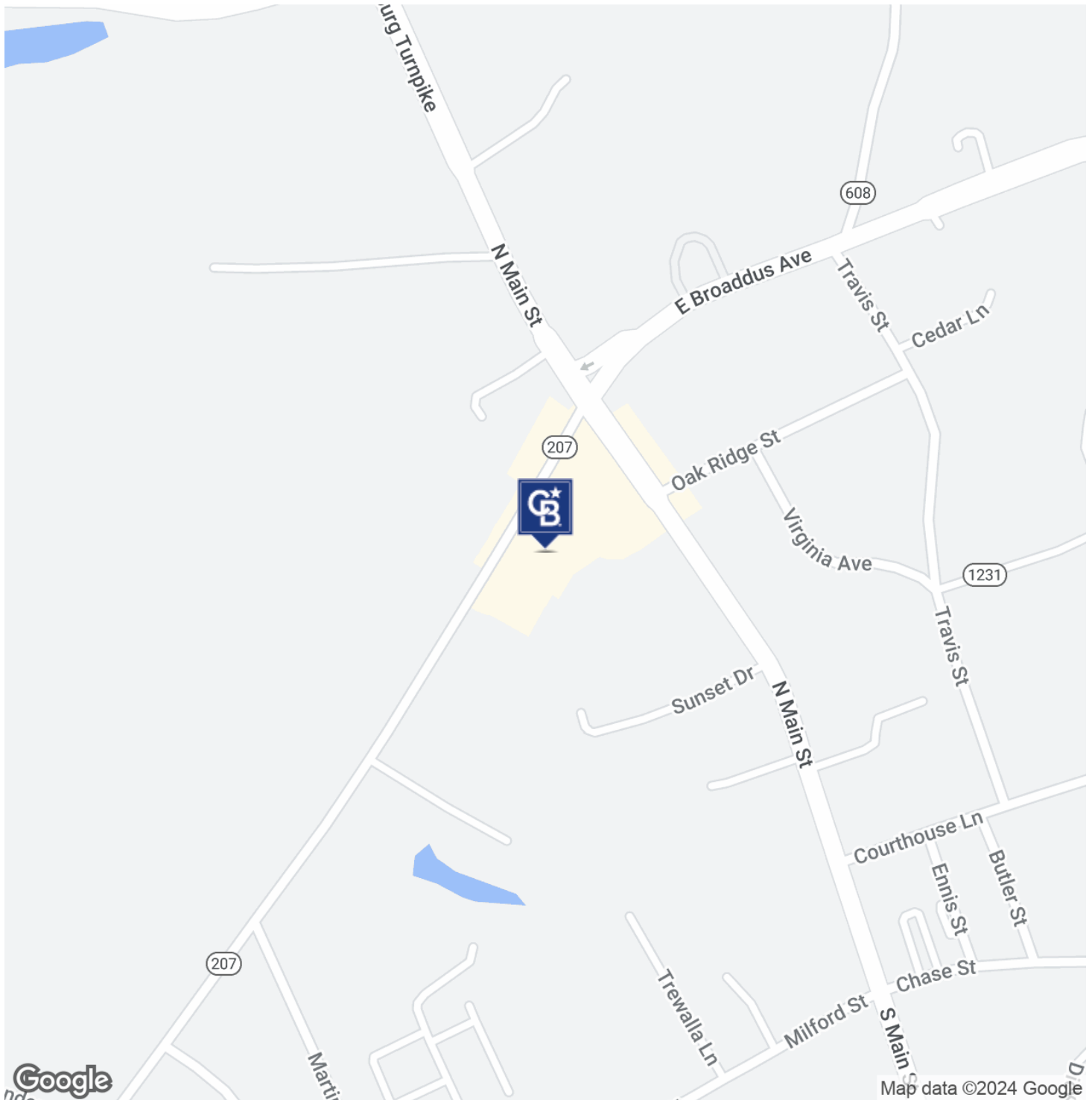


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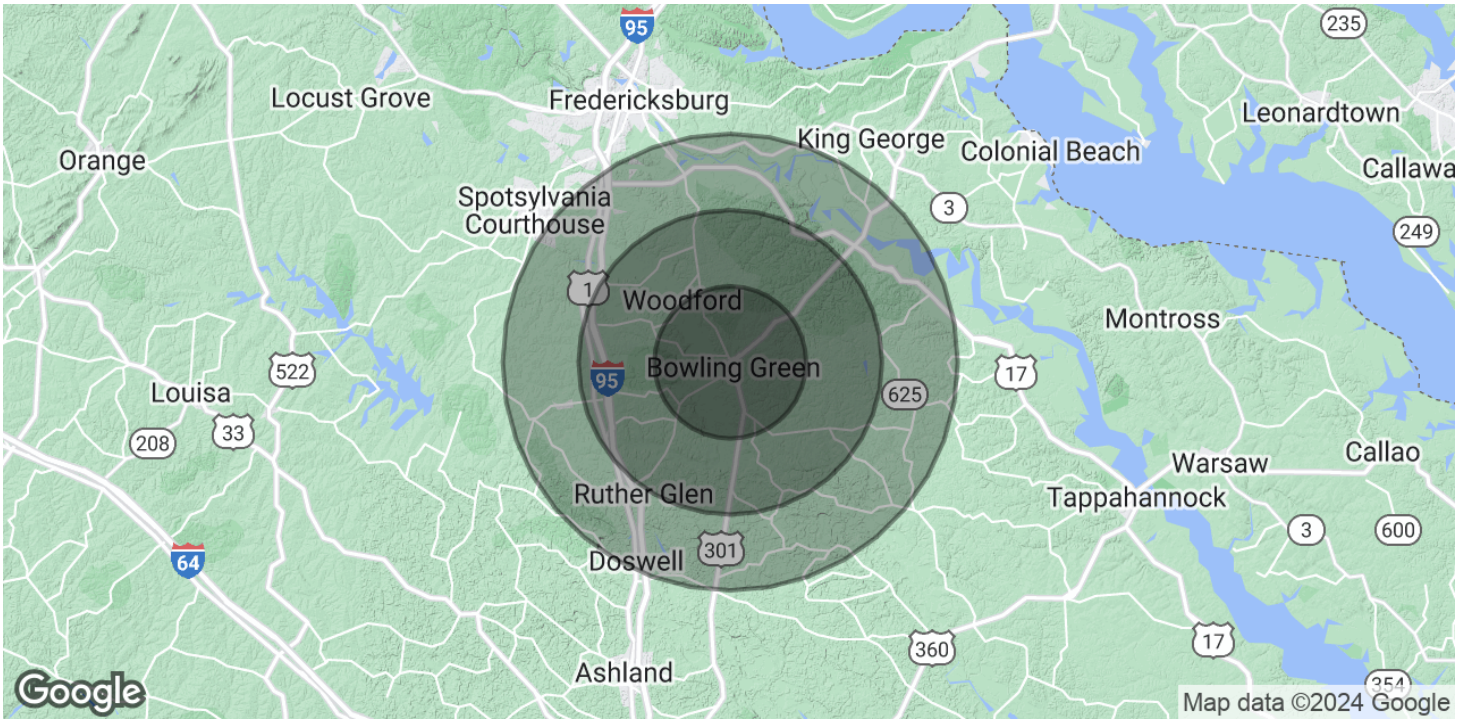


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	5,391	16,886	62,608
Average Age	42.6	39.2	38.6

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	2,167	6,595	24,119
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$75,324	\$84,492	\$93,129
Average House Value	\$228,383	\$215,776	\$262,998

\* Demographic data derived from 2020 ACS - US Census

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