

FOR SALE > RETAIL

Emporia Shopping Center

510-542 N. Main St. | Emporia, VA 23847



PROPERTY FEATURES

Due Diligence Webpage: www.emporiashoppingcenter.com

- > ±85,000 SF neighborhood shopping center for sale
- > Centrally located in the heart of Emporia between I-95 and downtown business district
- > Major tenants are Roses, Dollar Tree & Rent-A-Center
- > Near Southern VA Regional Medical Center; 140,000 SF healthcare facility with 400 personnel
- > 1,000 area hotel rooms

DEMOGRAPHIC FACTS	1 mile	3 miles	5 miles
Population	3,525	9,045	10,207
Average HH Income	\$39,292	\$45,250	\$45,458



CONTACTS:

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PROPERTY OFFERING >

> PROPERTY ADDRESS

510-550 N. Main Street
Emporia, VA 23847
Greensville County

> SQUARE FOOTAGE

±85,000 SF

> PROPERTY TYPE

One (1) single-story office building

> OCCUPANCY

85% leased to 13 tenants

> VACANT UNITS

Suite G 250 - 1,125 SF
Suite K 530 - 2,286 SF
Suite L 532 - 1,519 SF
Suite M 534 - 756 SF
Suite O 537 - 1,800 SF
Suite Q 540 - 3,680 SF
Suite S 550 - 3,000 SF

> LAND AREA

11.54± acres

> YEAR BUILT

1970

> PARCEL NUMBER

143-18-0-1

> CONSTRUCTION

Block

> ZONING

AA1

> PARKING LOT

4.47/1,000 SF ratio

> ELECTRICAL

3-phase 208/120-volt service,
individually metered

> SIGNAGE

Exterior signage available

> HVAC

Rooftop units

> ROOF

Tar & Gravel

> OFFERING PRICE

\$2,000,000

SELECTIVE TENANT SNAPSHOT



DOLLAR TREE

Tenant Name	Dollar Tree
Website	www.dollartree.com
Size	18,900 SF
Expiration	February 2022
Notes	None



Tenant Name	Rent-A-Center
Website	www.rentacenter.com
Size	3,500 SF
Expiration	November 2020
ExpirationNotes	Annual increases



Tenant Name	Roses
Website	www.vwstores.com
Size	24,000 SF
Expiration	April 2023
Notes	Base rent, plus percentage rent, recent renewal

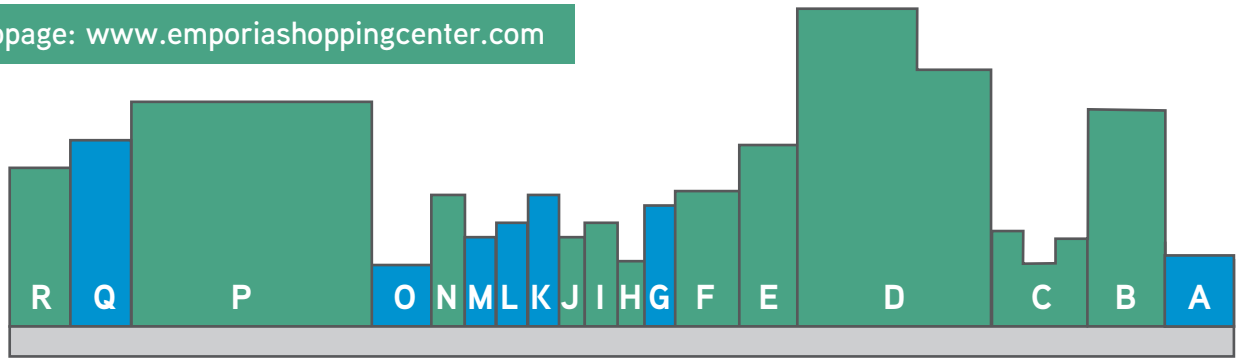


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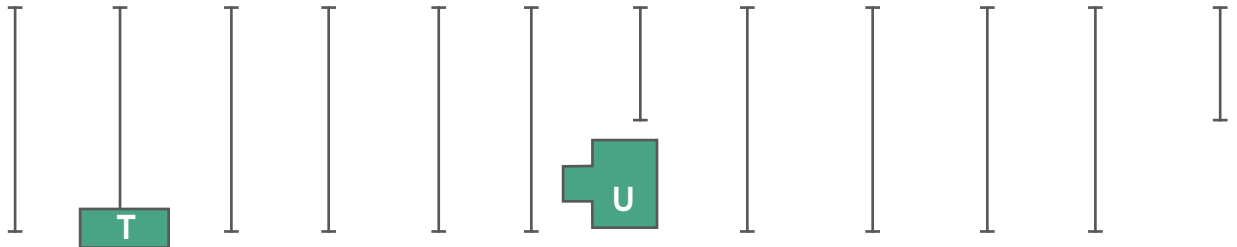
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LEGEND

 LEASED
 AVAILABLE



S



NORTH MAIN STREET - U.S. ROUTE

TENANT ROSTER

Suite #	Tenant	SF
A&B 510	Southern Dominion Health	8,275
C 512	QT VAPE	2,375
D 514	Dollar Tree Deals	18,900
E 516	S&S Fashions	4,686
F 518	NDUTIME	2,314
G 520	AVAILABLE	1,125
H 522	Fanci Nails	600
I 526	K&C Beauty Salon	954
J 528	Sloan Boutique	657
K 530	AVAILABLE	2,286
L 532	AVAILABLE	1,519
M 534	AVAILABLE	756
N 536	Starbidz	1,920
O 537	AVAILABLE	1,800
P 538	Roses	24,000
Q 540	AVAILABLE	3,680
R 542	Rent-A-Center	3,500
S 550	AVAILABLE	3,000
T ATM	First Citizens Bank (ATM)	100
U 524	Cash-2-U	1,360



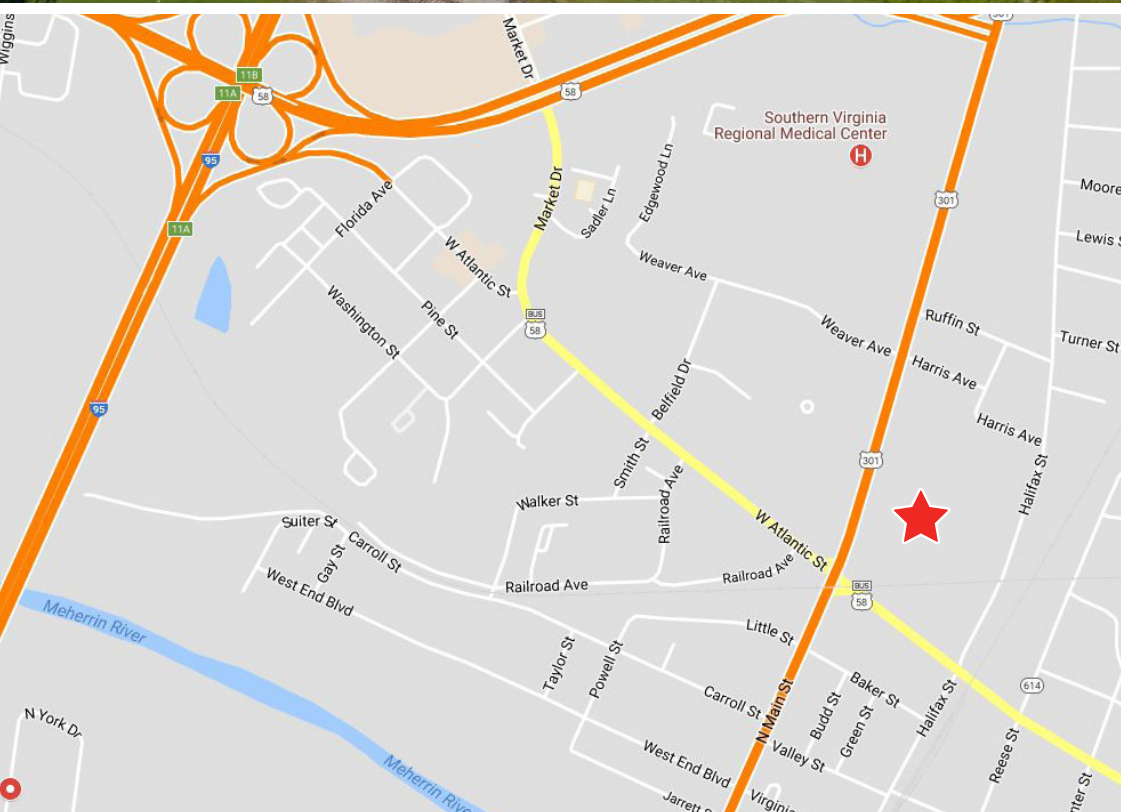
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