

FOR LEASE > RETAIL

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INTERNATIONAL

Ballou Park Shopping Center

600 W. MAIN STREET | DANVILLE, VA 24541

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LOWER LEVEL

Property Features

- > 260,000± SF shopping center
- > New parking lot
- > Large end cap available
- > Located near Averett University and Danville Regional Medical Center
- > Home to CIT Call Center (400+ employees)
- > Tenants include:



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DEMOGRAPHIC FACTS	1 Mile	3 Miles	5 Miles
Population	7,059	27,773	49,085
Employees	1,319	13,620	17,300
Average HH Income	\$52,791	\$45,998	\$47,456

Traffic counts W. Main Street 13,000 VPD

Ballou Park Shopping Center > Aerial



SUITE	TENANT	SF
W. MAIN STREET		
603	Fashion & Accessories	1,750
605	AVAILABLE	2,100
607	Food Lion	29,000
611	Prime Wireless	1,872
623	CIT Training	3,300
625	AVAILABLE	3,092
627	AVAILABLE	5,197
631	AVAILABLE	3,894
635	Beauty Land	3,800
637	\$ Mart	8,000
639	Oriental Nail	2,000
641	Tax Preparation	1,050
643	Blakenship & Davis	750
645	ABC Store	3,630
649	Dollar General	8,200
653	Roses Express	19,800
657	Colortyme	6,570
661	Charms	3,000
663	Coifs Couture	600
665	AVAILABLE	1,650
667	Great Wall Chinese	1,875
669	Denim Stax	1,875
671	AVAILABLE	12,000
679	AVAILABLE	21,631

TUNSTALL ROAD

(Lower Level, under Maxway, Colortyme & Charms).

Common hallway and restrooms

139	AVAILABLE	1,500
143	AVAILABLE	4,255
147	AVAILABLE	1,525
147B	AVAILABLE	1,475
150	Cross Point Church	11,540

WOODING AVENUE

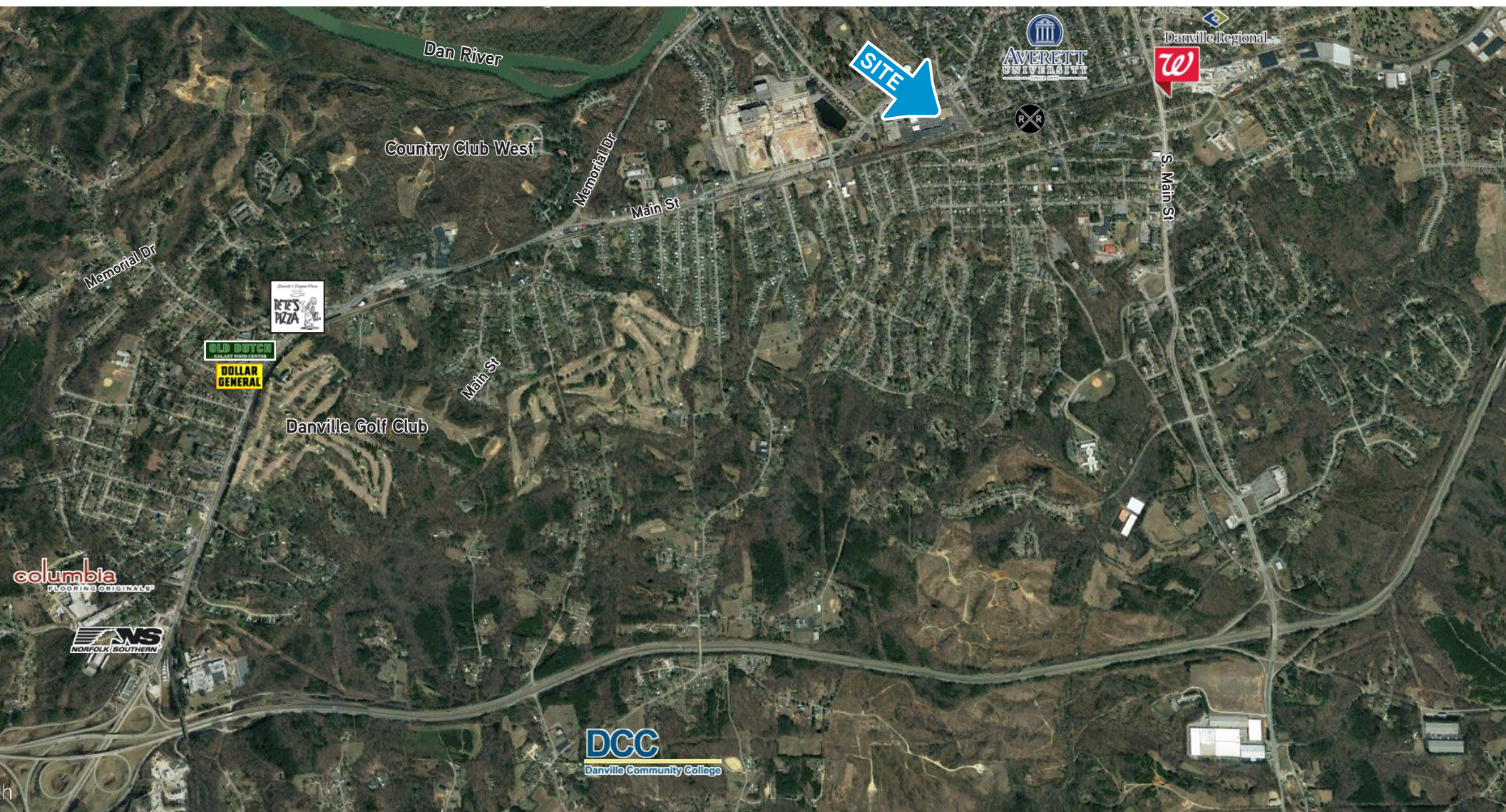
114	AVAILABLE	3,800
125	Pad Site Available	0.33 ACRES
134	CIT Group	60,000
140	Ballou Park Auto	6,250

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Aerial



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