


Highly Visible Retail Store

2419 Virginia Avenue, Collinsville, VA 24078

 **BCR** Presented by
BARNETT Barnett Commercial Realty, Inc.
Commercial Realty, Inc.



Highly Visible Retail Store

2419 Virginia Avenue, Collinsville, VA 24078

Property Details

Former AT&T Cell Phone Store on US 220 Business Route

1543 Sq.Ft. Masonry Building with Great Storefront

Highly Visible with Pylon Sign

Daily Traffic Count: 20,000 AADT

Zoned B1

Contact Information:

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Price: \$1.30 /SF/Month

- Highly Visible with Pylon Sign
- Daily Traffic Count 20,000 AADT

View the full listing here: <http://www.crelisting.net/Oe93ev35g/?StepID=107>

Total Space Available: 1,543 SF

Rental Rate: \$1.30 /SF/Month

Property Type: Retail

Property Sub-type: Free Standing Bldg

Building Size: 1,543 SF

Traffic Count: 20,000

Zoning Description: B1

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Listing space

Space 1

Space Available:	1,543 SF
Rental Rate:	\$2,000 /Month
Space / Lot Type:	Free Standing Bldg
Lease Type:	Modified Gross
Date Available:	Mar 2016

Highly Visible Retail Store on a Busy Commercial District Highway

Highly Visible Retail Store

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Location



Location Description

Highly Visible located between DryCleaners and Italian-style Restaurant

Centrally located on a Busy Four Lane Commercial stretch at a red light intersection

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Property Photos



2419 Virginia Avenue



Highly Visible with Pylon Sign

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Property Photos



Great Storefront



Between Italian Style Restaurant and Dry Cleaners

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Property Photos



Stop Light Intersection

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,228	7,345	14,642
2015 Female Population	1,406	8,290	16,564
% 2015 Male Population	46.62%	46.98%	46.92%
% 2015 Female Population	53.38%	53.02%	53.08%
2015 Total Population: Adult	2,006	12,140	24,564
2015 Total Daytime Population	3,399	23,047	40,504
2015 Total Employees	1,862	13,216	20,631
2015 Total Population: Median Age	39	42	44
2015 Total Population: Adult Median Age	50	51	53
2015 Total population: Under 5 years	188	1,078	2,013
2015 Total population: 5 to 9 years	199	920	1,814
2015 Total population: 10 to 14 years	151	967	1,807
2015 Total population: 15 to 19 years	146	903	1,702
2015 Total population: 20 to 24 years	184	948	1,740
2015 Total population: 25 to 29 years	170	982	1,803
2015 Total population: 30 to 34 years	174	896	1,632
2015 Total population: 35 to 39 years	139	788	1,519
2015 Total population: 40 to 44 years	147	953	1,883
2015 Total population: 45 to 49 years	168	1,095	2,150
2015 Total population: 50 to 54 years	161	1,104	2,333
2015 Total population: 55 to 59 years	168	1,024	2,232

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	159	922	1,861
2015 Total population: 65 to 69 years	138	793	1,824
2015 Total population: 70 to 74 years	135	776	1,689
2015 Total population: 75 to 79 years	84	553	1,233
2015 Total population: 80 to 84 years	65	445	937
2015 Total population: 85 years and over	58	488	1,034
% 2015 Total population: Under 5 years	7.14%	6.89%	6.45%
% 2015 Total population: 5 to 9 years	7.56%	5.88%	5.81%
% 2015 Total population: 10 to 14 years	5.73%	6.18%	5.79%
% 2015 Total population: 15 to 19 years	5.54%	5.78%	5.45%
% 2015 Total population: 20 to 24 years	6.99%	6.06%	5.58%
% 2015 Total population: 25 to 29 years	6.45%	6.28%	5.78%
% 2015 Total population: 30 to 34 years	6.61%	5.73%	5.23%
% 2015 Total population: 35 to 39 years	5.28%	5.04%	4.87%
% 2015 Total population: 40 to 44 years	5.58%	6.10%	6.03%
% 2015 Total population: 45 to 49 years	6.38%	7.00%	6.89%
% 2015 Total population: 50 to 54 years	6.11%	7.06%	7.48%
% 2015 Total population: 55 to 59 years	6.38%	6.55%	7.15%
% 2015 Total population: 60 to 64 years	6.04%	5.90%	5.96%
% 2015 Total population: 65 to 69 years	5.24%	5.07%	5.85%
% 2015 Total population: 70 to 74 years	5.13%	4.96%	5.41%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	3.19%	3.54%	3.95%
% 2015 Total population: 80 to 84 years	2.47%	2.85%	3.00%
% 2015 Total population: 85 years and over	2.20%	3.12%	3.31%
2015 White alone	1,654	9,016	19,239
2015 Black or African American alone	694	5,401	9,904
2015 American Indian and Alaska Native alone	12	44	66
2015 Asian alone	19	118	239
2015 Native Hawaiian and OPI alone	n/a	n/a	1
2015 Some Other Race alone	197	720	1,106
2015 Two or More Races alone	58	336	651
2015 Hispanic	307	1,146	1,769
2015 Not Hispanic	2,327	14,489	29,437
% 2015 White alone	62.79%	57.67%	61.65%
% 2015 Black or African American alone	26.35%	34.54%	31.74%
% 2015 American Indian and Alaska Native alone	0.46%	0.28%	0.21%
% 2015 Asian alone	0.72%	0.75%	0.77%
% 2015 Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2015 Some Other Race alone	7.48%	4.61%	3.54%
% 2015 Two or More Races alone	2.20%	2.15%	2.09%
% 2015 Hispanic	11.66%	7.33%	5.67%
% 2015 Not Hispanic	88.34%	92.67%	94.33%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	1,975	10,725	22,923
2015 Not Hispanic: Black or African American alone	655	5,838	10,851
2015 Not Hispanic: American Indian and Alaska Native alone	6	15	34
2015 Not Hispanic: Asian alone	21	100	150
2015 Not Hispanic: Native Hawaiian and OPI alone	1	4	6
2015 Not Hispanic: Some Other Race alone	1	27	43
2015 Not Hispanic: Two or More Races	20	132	252
% 2015 Not Hispanic: White alone	67.41%	61.22%	64.77%
% 2015 Not Hispanic: Black or African American alone	22.35%	33.32%	30.66%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.20%	0.09%	0.10%
% 2015 Not Hispanic: Asian alone	0.72%	0.57%	0.42%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.03%	0.02%	0.02%
% 2015 Not Hispanic: Some Other Race alone	0.03%	0.15%	0.12%
% 2015 Not Hispanic: Two or More Races	0.68%	0.75%	0.71%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total Population	2,634	15,635	31,206
2015 Households	1,196	6,932	14,044
Population Change 2010-2015	-126	-504	-1,085
Household Change 2010-2015	n/a	-20	-68
% Population Change 2010-2015	-4.57%	-3.12%	-3.36%
% Household Change 2010-2015	0.00%	-0.29%	-0.48%
Population Change 2000-2015	-296	-1,884	-4,185
Household Change 2000-2015	-87	-567	-905
% Population Change 2000 to 2015	-10.10%	-10.75%	-11.83%
% Household Change 2000 to 2015	-6.78%	-7.56%	-6.05%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,395	8,287	16,446
2015 Occupied Housing Units	1,283	7,499	14,948
2015 Owner Occupied Housing Units	678	4,549	9,882
2015 Renter Occupied Housing Units	605	2,950	5,066
2015 Vacant Housings Units	112	788	1,497
% 2015 Occupied Housing Units	91.97%	90.49%	90.89%

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Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	52.84%	60.66%	66.11%
% 2015 Renter occupied housing units	47.16%	39.34%	33.89%
% 2000 Vacant housing units	8.03%	9.51%	9.10%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$37,625	\$32,415	\$32,911
2015 Household Income: Average	\$52,552	\$44,955	\$46,249
2015 Per Capita Income	\$23,862	\$20,484	\$21,264
2015 Household income: Less than \$10,000	101	921	1,781
2015 Household income: \$10,000 to \$14,999	78	667	1,317
2015 Household income: \$15,000 to \$19,999	101	627	1,243
2015 Household income: \$20,000 to \$24,999	73	558	1,208
2015 Household income: \$25,000 to \$29,999	94	450	876
2015 Household income: \$30,000 to \$34,999	99	503	1,025
2015 Household income: \$35,000 to \$39,999	99	460	848
2015 Household income: \$40,000 to \$44,999	71	357	742
2015 Household income: \$45,000 to \$49,999	31	240	521
2015 Household income: \$50,000 to \$59,999	115	561	1,112
2015 Household income: \$60,000 to \$74,999	104	514	1,107
2015 Household income: \$75,000 to \$99,999	112	582	1,227
2015 Household income: \$100,000 to \$124,999	54	189	395
2015 Household income: \$125,000 to \$149,999	27	146	300
2015 Household income: \$150,000 to \$199,999	11	58	108

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	26	99	234
% 2015 Household income: Less than \$10,000	8.44%	13.29%	12.68%
% 2015 Household income: \$10,000 to \$14,999	6.52%	9.62%	9.38%
% 2015 Household income: \$15,000 to \$19,999	8.44%	9.05%	8.85%
% 2015 Household income: \$20,000 to \$24,999	6.10%	8.05%	8.60%
% 2015 Household income: \$25,000 to \$29,999	7.86%	6.49%	6.24%
% 2015 Household income: \$30,000 to \$34,999	8.28%	7.26%	7.30%
% 2015 Household income: \$35,000 to \$39,999	8.28%	6.64%	6.04%
% 2015 Household income: \$40,000 to \$44,999	5.94%	5.15%	5.28%
% 2015 Household income: \$45,000 to \$49,999	2.59%	3.46%	3.71%
% 2015 Household income: \$50,000 to \$59,999	9.62%	8.09%	7.92%
% 2015 Household income: \$60,000 to \$74,999	8.70%	7.41%	7.88%
% 2015 Household income: \$75,000 to \$99,999	9.36%	8.40%	8.74%
% 2015 Household income: \$100,000 to \$124,999	4.52%	2.73%	2.81%
% 2015 Household income: \$125,000 to \$149,999	2.26%	2.11%	2.14%
% 2015 Household income: \$150,000 to \$199,999	0.92%	0.84%	0.77%
% 2015 Household income: \$200,000 or more	2.17%	1.43%	1.67%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$299,975	\$1,677,943	\$3,412,907
2015 Jewelry stores	\$108,984	\$609,236	\$1,245,493
2015 Mens clothing stores	\$351,248	\$1,976,207	\$4,035,667
2015 Shoe stores	\$357,651	\$2,000,365	\$4,080,022

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$606,947	\$3,438,458	\$7,053,690
2015 Automobile dealers	\$4,690,045	\$26,376,681	\$54,379,209
2015 Automotive parts and accessories stores	\$933,968	\$5,305,128	\$10,916,663
2015 Other motor vehicle dealers	\$139,243	\$813,637	\$1,676,518
2015 Tire dealers	\$418,002	\$2,372,734	\$4,881,279
2015 Hardware stores	\$18,287	\$105,099	\$218,527
2015 Home centers	\$191,655	\$1,086,744	\$2,263,593
2015 Nursery and garden centers	\$236,473	\$1,349,790	\$2,814,577
2015 Outdoor power equipment stores	\$107,439	\$608,428	\$1,266,295
2015 Paint andwallpaper stores	\$22,072	\$124,702	\$257,987
2015 Appliance, television, and other electronics stores	\$630,313	\$3,568,684	\$7,366,569
2015 Camera andphotographic supplies stores	\$46,698	\$260,369	\$536,183
2015 Computer andsoftware stores	\$1,776,658	\$10,112,518	\$20,692,460
2015 Beer, wine, and liquor stores	\$302,077	\$1,711,782	\$3,504,098
2015 Convenience stores	\$1,342,633	\$7,565,734	\$15,407,583
2015 Restaurant Expenditures	\$1,240,814	\$7,013,539	\$14,405,101
2015 Supermarkets and other grocery (except convenience) stores	\$5,039,837	\$28,722,938	\$58,770,118
2015 Furniture stores	\$444,575	\$2,490,012	\$5,113,055
2015 Home furnishings stores	\$1,587,731	\$9,032,366	\$18,619,980
2015 General merchandise stores	\$8,207,876	\$46,533,339	\$95,888,436
2015 Gasoline stations with convenience stores	\$4,253,888	\$24,041,862	\$49,198,562

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$3,071,287	\$17,379,896	\$35,625,320
2015 Department stores (excl leased depts)	\$8,098,892	\$45,924,103	\$94,642,943
2015 General merchandise stores	\$8,207,876	\$46,533,339	\$95,888,436
2015 Other health and personal care stores	\$320,704	\$1,816,051	\$3,737,161
2015 Pharmacies and drug stores	\$1,318,736	\$7,538,498	\$15,519,447
2015 Pet and pet supplies stores	\$353,321	\$2,020,028	\$4,160,566
2015 Book, periodical, and music stores	\$53,446	\$303,307	\$626,209
2015 Hobby, toy, and game stores	\$150,354	\$858,954	\$1,763,707
2015 Musical instrument and supplies stores	\$14,559	\$81,637	\$167,948
2015 Sewing, needlework, and piece goods stores	\$28,630	\$162,692	\$336,349
2015 Sporting goods stores	\$139,988	\$785,437	\$1,617,191