


PRICE REDUCED: Investment

4173 Virginia Avenue, Collinsville, VA 24078

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



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Property Details

Brick & Block Exterior with atotal of 10,800 Sq.Ft.

Office: 2,200 Sq.Ft.

Warehouse: 8,600 Sq.Ft.

Large Showroom

18 Ft. Ceiling Height

Conference Room

Two Drive-In Doors

1.2 Acres with approximately 20Parking Spaces

Tenant in place with a Three-YearLease

Former Electric Supply Businessin Excellent Condition

Zoned B1

Public Water, Sewer & Natural Gas

ContactInformation:

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Price: \$399,000

- Building in Excellent Condition
- Good Highway Visibility
- High Traffic Count

View the full listing here: <http://www.crelisting.net/UAo2u717g/?StepID=107>

Price:	\$399,000
Building Size:	10,800 SF
Price/SF:	\$36.94
Property Type:	Office
Property Sub-type:	Office-Warehouse
Property Use Type:	Net Lease Investment with 3 years left on lease
Occupancy:	100%
No. Stories:	1
Building Class:	A
Tenancy:	Single

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Location



Location Description

Good Highway Visibility on U.S. Business Rte. 220

Traffic Count 19,000 AADT

50 - 60 Miles from Interstates 40, 77, 81 & 85

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Property Photos



4173 Virginia Avenue



RoomBrick & Block Exterior with a total of 10,800 Sq.Ft.

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Large Showroom & Conference



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Two Drive-In Doors



Two Drive-In Doors

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Good Highway Visibility on U.S. Business Rte. 220



1.2 Acres with approximately 20 Parking Spaces

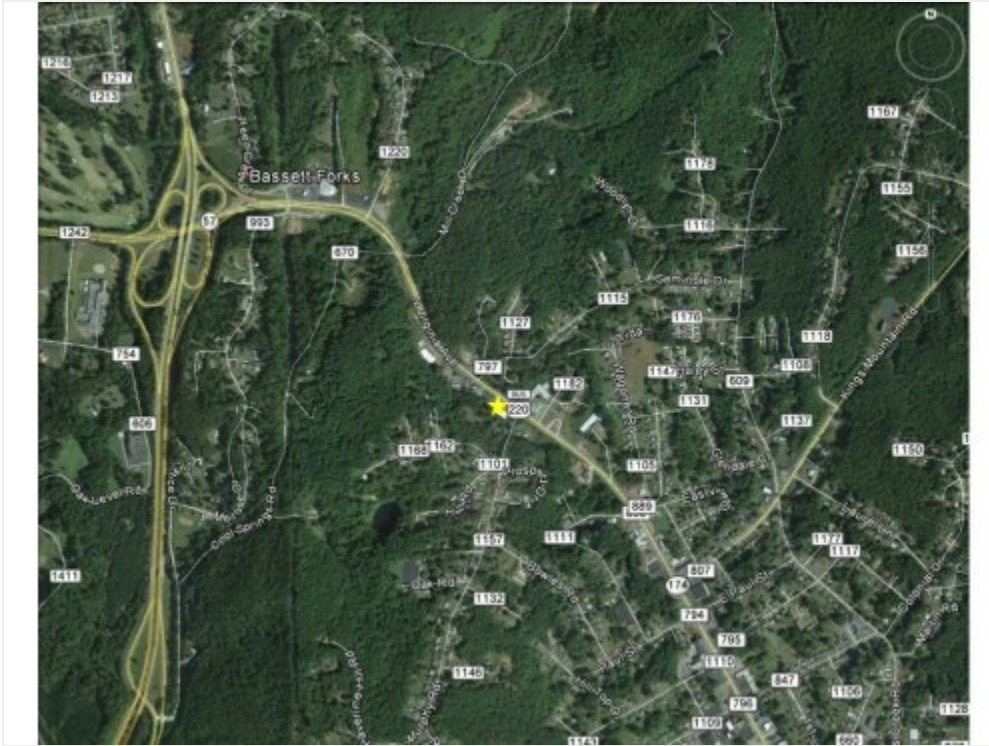
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Property Photos



Aerial



Aerial

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Property Photos



Good Highway Visibility on U.S. Business Rte. 220



Price Reduced

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,455	5,665	11,554
2015 Female Population	1,630	6,229	12,768
% 2015 Male Population	47.16%	47.63%	47.50%
% 2015 Female Population	52.84%	52.37%	52.50%
2015 Total Population: Adult	2,413	9,411	19,226
2015 Total Daytime Population	2,674	15,092	32,838
2015 Total Employees	760	7,799	17,463
2015 Total Population: Median Age	42	44	44
2015 Total Population: Adult Median Age	51	53	53
2015 Total population: Under 5 years	194	678	1,487
2015 Total population: 5 to 9 years	188	691	1,368
2015 Total population: 10 to 14 years	187	713	1,433
2015 Total population: 15 to 19 years	148	647	1,359
2015 Total population: 20 to 24 years	171	698	1,386
2015 Total population: 25 to 29 years	235	718	1,391
2015 Total population: 30 to 34 years	185	677	1,267
2015 Total population: 35 to 39 years	142	574	1,164
2015 Total population: 40 to 44 years	193	692	1,480
2015 Total population: 45 to 49 years	214	806	1,710
2015 Total population: 50 to 54 years	217	820	1,810
2015 Total population: 55 to 59 years	203	799	1,689

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	167	681	1,497
2015 Total population: 65 to 69 years	140	646	1,441
2015 Total population: 70 to 74 years	170	675	1,367
2015 Total population: 75 to 79 years	120	516	1,001
2015 Total population: 80 to 84 years	115	397	720
2015 Total population: 85 years and over	96	466	752
% 2015 Total population: Under 5 years	6.29%	5.70%	6.11%
% 2015 Total population: 5 to 9 years	6.09%	5.81%	5.62%
% 2015 Total population: 10 to 14 years	6.06%	5.99%	5.89%
% 2015 Total population: 15 to 19 years	4.80%	5.44%	5.59%
% 2015 Total population: 20 to 24 years	5.54%	5.87%	5.70%
% 2015 Total population: 25 to 29 years	7.62%	6.04%	5.72%
% 2015 Total population: 30 to 34 years	6.00%	5.69%	5.21%
% 2015 Total population: 35 to 39 years	4.60%	4.83%	4.79%
% 2015 Total population: 40 to 44 years	6.26%	5.82%	6.09%
% 2015 Total population: 45 to 49 years	6.94%	6.78%	7.03%
% 2015 Total population: 50 to 54 years	7.03%	6.89%	7.44%
% 2015 Total population: 55 to 59 years	6.58%	6.72%	6.94%
% 2015 Total population: 60 to 64 years	5.41%	5.73%	6.15%
% 2015 Total population: 65 to 69 years	4.54%	5.43%	5.92%
% 2015 Total population: 70 to 74 years	5.51%	5.68%	5.62%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	3.89%	4.34%	4.12%
% 2015 Total population: 80 to 84 years	3.73%	3.34%	2.96%
% 2015 Total population: 85 years and over	3.11%	3.92%	3.09%
2015 White alone	2,420	9,086	15,557
2015 Black or African American alone	328	1,748	7,105
2015 American Indian and Alaska Native alone	4	24	65
2015 Asian alone	26	115	141
2015 Native Hawaiian and OPI alone	n/a	n/a	n/a
2015 Some Other Race alone	239	713	984
2015 Two or More Races alone	68	208	470
2015 Hispanic	319	997	1,511
2015 Not Hispanic	2,766	10,897	22,811
% 2015 White alone	78.44%	76.39%	63.96%
% 2015 Black or African American alone	10.63%	14.70%	29.21%
% 2015 American Indian and Alaska Native alone	0.13%	0.20%	0.27%
% 2015 Asian alone	0.84%	0.97%	0.58%
% 2015 Native Hawaiian and OPI alone	0.00%	0.00%	0.00%
% 2015 Some Other Race alone	7.75%	5.99%	4.05%
% 2015 Two or More Races alone	2.20%	1.75%	1.93%
% 2015 Hispanic	10.34%	8.38%	6.21%
% 2015 Not Hispanic	89.66%	91.62%	93.79%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	3,076	10,749	18,069
2015 Not Hispanic: Black or African American alone	230	1,645	8,218
2015 Not Hispanic: American Indian and Alaska Native alone	3	14	28
2015 Not Hispanic: Asian alone	13	70	109
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	6	7
2015 Not Hispanic: Some Other Race alone	4	16	30
2015 Not Hispanic: Two or More Races	13	88	187
% 2015 Not Hispanic: White alone	89.21%	80.81%	65.40%
% 2015 Not Hispanic: Black or African American alone	6.67%	12.37%	29.74%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.09%	0.11%	0.10%
% 2015 Not Hispanic: Asian alone	0.38%	0.53%	0.39%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.05%	0.03%
% 2015 Not Hispanic: Some Other Race alone	0.12%	0.12%	0.11%
% 2015 Not Hispanic: Two or More Races	0.38%	0.66%	0.68%
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	3,085	11,894	24,322
2015 Households	1,479	5,439	10,890
Population Change 2010-2015	-160	-587	-968
Household Change 2010-2015	-2	-3	-28
% Population Change 2010-2015	-4.93%	-4.70%	-3.83%
% Household Change 2010-2015	-0.14%	-0.06%	-0.26%
Population Change 2000-2015	-363	-1,407	-3,307
Household Change 2000-2015	-116	-322	-788
% Population Change 2000 to 2015	-10.53%	-10.58%	-11.97%
% Household Change 2000 to 2015	-7.27%	-5.59%	-6.75%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,693	6,270	12,871
2015 Occupied Housing Units	1,595	5,761	11,677
2015 Owner Occupied Housing Units	1,073	3,824	7,915
2015 Renter Occupied Housing Units	522	1,937	3,762
2015 Vacant Housings Units	98	509	1,193
% 2015 Occupied Housing Units	94.21%	91.88%	90.72%

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Housing (Cont.)

	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	67.27%	66.38%	67.78%
% 2015 Renter occupied housing units	32.73%	33.62%	32.22%
% 2000 Vacant housing units	5.79%	8.12%	9.27%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$36,946	\$36,320	\$33,184
2015 Household Income: Average	\$49,839	\$50,144	\$46,019
2015 Per Capita Income	\$23,894	\$23,483	\$21,024
2015 Household income: Less than \$10,000	110	444	1,312
2015 Household income: \$10,000 to \$14,999	133	481	1,033
2015 Household income: \$15,000 to \$19,999	109	460	974
2015 Household income: \$20,000 to \$24,999	100	345	864
2015 Household income: \$25,000 to \$29,999	107	396	697
2015 Household income: \$30,000 to \$34,999	133	491	887
2015 Household income: \$35,000 to \$39,999	122	388	674
2015 Household income: \$40,000 to \$44,999	66	292	562
2015 Household income: \$45,000 to \$49,999	47	168	378
2015 Household income: \$50,000 to \$59,999	139	477	869
2015 Household income: \$60,000 to \$74,999	144	486	835
2015 Household income: \$75,000 to \$99,999	148	545	1,015
2015 Household income: \$100,000 to \$124,999	46	180	299
2015 Household income: \$125,000 to \$149,999	44	152	246
2015 Household income: \$150,000 to \$199,999	11	45	92

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Income (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	20	89	153
% 2015 Household income: Less than \$10,000	7.44%	8.16%	12.05%
% 2015 Household income: \$10,000 to \$14,999	8.99%	8.84%	9.49%
% 2015 Household income: \$15,000 to \$19,999	7.37%	8.46%	8.94%
% 2015 Household income: \$20,000 to \$24,999	6.76%	6.34%	7.93%
% 2015 Household income: \$25,000 to \$29,999	7.23%	7.28%	6.40%
% 2015 Household income: \$30,000 to \$34,999	8.99%	9.03%	8.15%
% 2015 Household income: \$35,000 to \$39,999	8.25%	7.13%	6.19%
% 2015 Household income: \$40,000 to \$44,999	4.46%	5.37%	5.16%
% 2015 Household income: \$45,000 to \$49,999	3.18%	3.09%	3.47%
% 2015 Household income: \$50,000 to \$59,999	9.40%	8.77%	7.98%
% 2015 Household income: \$60,000 to \$74,999	9.74%	8.94%	7.67%
% 2015 Household income: \$75,000 to \$99,999	10.01%	10.02%	9.32%
% 2015 Household income: \$100,000 to \$124,999	3.11%	3.31%	2.75%
% 2015 Household income: \$125,000 to \$149,999	2.97%	2.79%	2.26%
% 2015 Household income: \$150,000 to \$199,999	0.74%	0.83%	0.84%
% 2015 Household income: \$200,000 or more	1.35%	1.64%	1.40%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$369,696	\$1,350,914	\$2,650,473
2015 Jewelry stores	\$132,673	\$490,064	\$964,256
2015 Mens clothing stores	\$434,961	\$1,595,788	\$3,133,751
2015 Shoe stores	\$441,900	\$1,618,715	\$3,171,579

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$755,970	\$2,783,797	\$5,479,482
2015 Automobile dealers	\$5,861,695	\$21,536,701	\$42,195,257
2015 Automotive parts and accessories stores	\$1,170,346	\$4,302,464	\$8,478,343
2015 Other motor vehicle dealers	\$175,851	\$647,851	\$1,302,437
2015 Tire dealers	\$523,774	\$1,924,897	\$3,791,516
2015 Hardware stores	\$23,832	\$87,103	\$170,519
2015 Home centers	\$244,175	\$900,264	\$1,764,970
2015 Nursery and garden centers	\$299,245	\$1,109,270	\$2,185,294
2015 Outdoor power equipment stores	\$137,321	\$506,456	\$989,812
2015 Paint andwallpaper stores	\$28,248	\$103,430	\$201,933
2015 Appliance, television, and other electronics stores	\$791,428	\$2,910,910	\$5,721,493
2015 Camera andphotographic supplies stores	\$58,015	\$213,299	\$415,967
2015 Computer andsoftware stores	\$2,212,129	\$8,132,309	\$16,065,942
2015 Beer, wine, and liquor stores	\$375,820	\$1,381,211	\$2,720,026
2015 Convenience stores	\$1,658,694	\$6,075,590	\$11,955,554
2015 Restaurant Expenditures	\$1,546,828	\$5,692,609	\$11,187,281
2015 Supermarkets and other grocery (except convenience) stores	\$6,269,358	\$23,063,035	\$45,632,817
2015 Furniture stores	\$552,283	\$2,028,883	\$3,970,087
2015 Home furnishings stores	\$1,992,814	\$7,344,927	\$14,470,396
2015 General merchandise stores	\$10,286,489	\$37,887,353	\$74,491,956
2015 Gasoline stations with convenience stores	\$5,294,483	\$19,418,569	\$38,220,455

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$3,833,267	\$14,065,724	\$27,689,272
2015 Department stores (excl leased depts)	\$10,153,816	\$37,397,289	\$73,527,700
2015 General merchandise stores	\$10,286,489	\$37,887,353	\$74,491,956
2015 Other health and personal care stores	\$400,866	\$1,477,163	\$2,901,175
2015 Pharmacies and drug stores	\$1,655,357	\$6,105,147	\$12,053,871
2015 Pet and pet supplies stores	\$445,441	\$1,636,603	\$3,234,963
2015 Book, periodical, and music stores	\$66,827	\$246,911	\$485,717
2015 Hobby, toy, and game stores	\$188,381	\$693,642	\$1,371,876
2015 Musical instrument and supplies stores	\$18,143	\$66,650	\$130,284
2015 Sewing, needlework, and piece goods stores	\$36,031	\$133,418	\$261,526
2015 Sporting goods stores	\$174,335	\$638,743	\$1,252,419