

RETAIL SPACE AT KENT SQUARE

202 S MAIN STREET | BLACKSBURG, VA 24060

FEATURES

- **1,615 SF Retail Space at Kent Square for Lease.**
- Current tenants on Ground floor of Kent Square - *Avail Vapor* and *Kent Jewelers*.
- S Main St Frontage on high pedestrian traffic area.
- Sidewalk appeal.
- 13 metered parking spots.
- Located 2 blocks to the *Virginia Tech Campus*.
- Surrounded by townhouses and residential homes.
- Right on the bus line with quick access to anywhere in Blacksburg.
- Located on S. Main street business corridor in the heart of downtown Blacksburg VA.

SPACE TYPE	Retail For Lease		
AVAILABLE SPACE	1,615 SF		
ASKING PRICE	\$25.00 PSF		
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population	17,547	49,032	57,358
Avg HH Income	\$56,839	\$64,375	\$67,833
Daytime Employment	13,132	27,636	33,851
Traffic Count	17,166 VPD S Main Street		

* Detailed demographics upon request



Coleman Stewart :
 Commercial Sales and Leasing
 804.864.9788 Ext. 111 (O) | 540.841.5383 (M)
 colemanstewart@taylorlongproperties.com

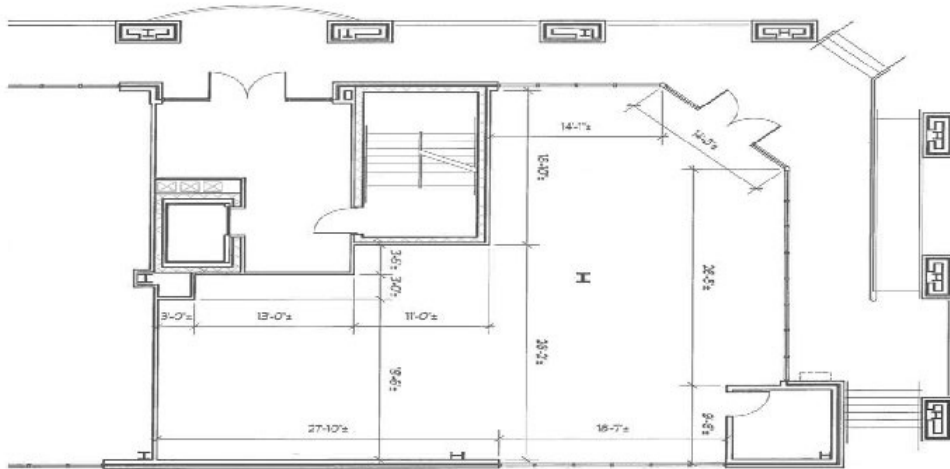
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Taylor Long
PROPERTIES
 Commercial Real Estate



FLOOR PLAN/PHOTOS



202 S Main St, Kent Square, Blacksburg



AERIAL



202 S Main St, Kent Square, Blacksburg



AERIAL / MAP

