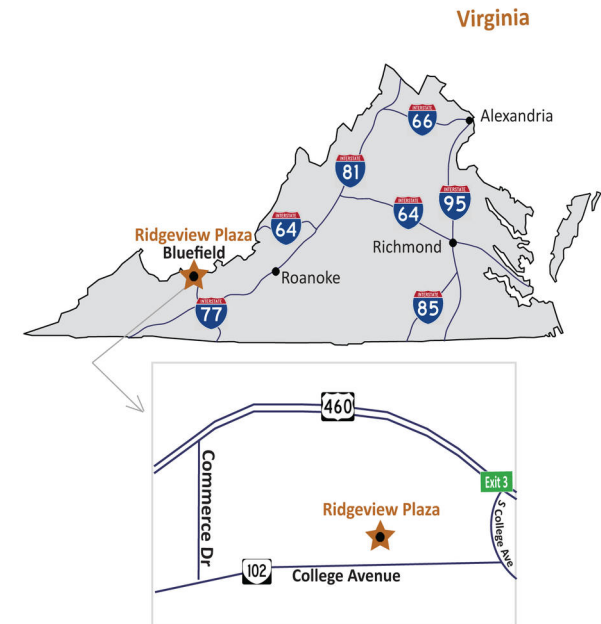


Bluefield, VA 24605

4001 College Avenue

Ridgeview Plaza



- **Anchor:** Walmart Supercenter and Bealls
- **Key Tenants:** Dollar Tree, MedExpress Urgent Care
- **GLA:** 87,970 SF
- **Year Built:** 2001
- **Parking Ratio:** 5.45/1,000 SF
- **Average Daily Traffic:** 14,082 VPD - Hwy 460
7,262 VPD - College Ave

Distance	3 Mile	5 Mile	10 Mile
Population	13,317	20,334	38,977
Average Household Income	\$64,085	\$65,439	\$64,721

Leasing contact: Alexis Johnson · (919) 926-3112 · ajohnson@rivercrestrealty.com

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Ridgeview Plaza

Tenants

2A	MedExpress Urgent Care	5,000 SF
2B	AAA Travel & Insurance	2,999 SF
3	Shoe Show	3,517 SF
4	Cato	5,103 SF
5	GameStop	1,991 SF
6	Vision Mobile	2,410 SF
7	Rent-A-Center	3,213 SF
8	Dollar Tree	10,000 SF
9	Verizon Wireless	2,507 SF
10	Sally Beauty Supply	1,411 SF
11	Andy's Nails	1,201 SF
12	Bealls	30,012 SF
13	Casa Familia	3,036 SF
14	Virginia ABC	3,026 SF
15	Bellacino's Restaurant	2,013 SF
16	Cricket Wireless	1,498 SF
17	Pet Supplies Plus	7,523 SF
20	Smoker's Friend	1,510 SF



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