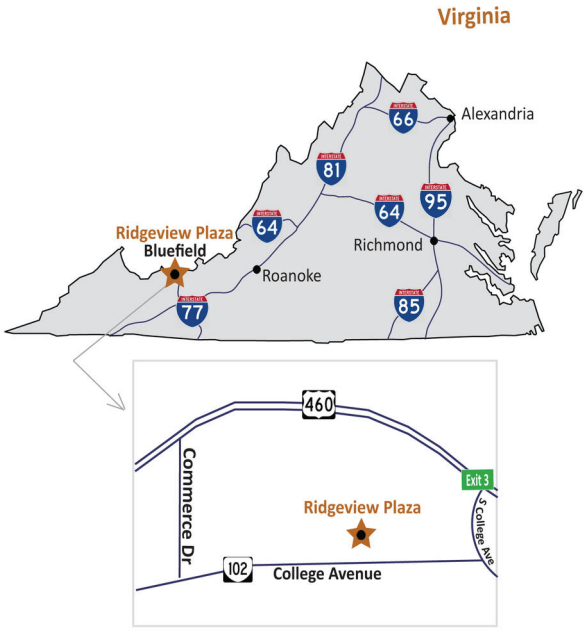
Bluefield, VA 24605

4001 College Avenue

Ridgeview Plaza







- **Anchors:** Walmart Supercenter and Bealls
  Key Tenants: Dollar Tree, MedExpress Urgent Care Shoe Show, Cato
- **GLA:** 87,970 SF
- **Year Built:** 2001
- **Parking Ratio:** 5.45/1,000 SF
- **Average Daily Traffic:**
  12,900 VPD - Hwy 460
  9,200 VPD - College Ave

Distance	3 Mile	5 Mile	10 Mile
Population	13,173	20,140	38,833
Average Household Income	$68,013	$69,156	$67,277

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

Bluefield, VA 24605

4001 College Avenue

Ridgeview Plaza

Tenants

2A	MedExpress Urgent Care	5,000 SF
2B	Coming Available - AAA Travel	2,999 SF
3	Shoe Show	3,517 SF
4	Cato	5,103 SF
5	Tobacco & Vape	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	Available	3,036 SF
14	Virginia ABC	3,026 SF
15	Bellacino's Restaurant	2,013 SF
16	Cricket Wireless	1,498 SF
17A	Available	2,733 SF
17B	Wingstop	2,081 SF
18	Jersey Mike's Subs	1,202 SF
19	Available	1,507 SF
20	Available	1,510 SF



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