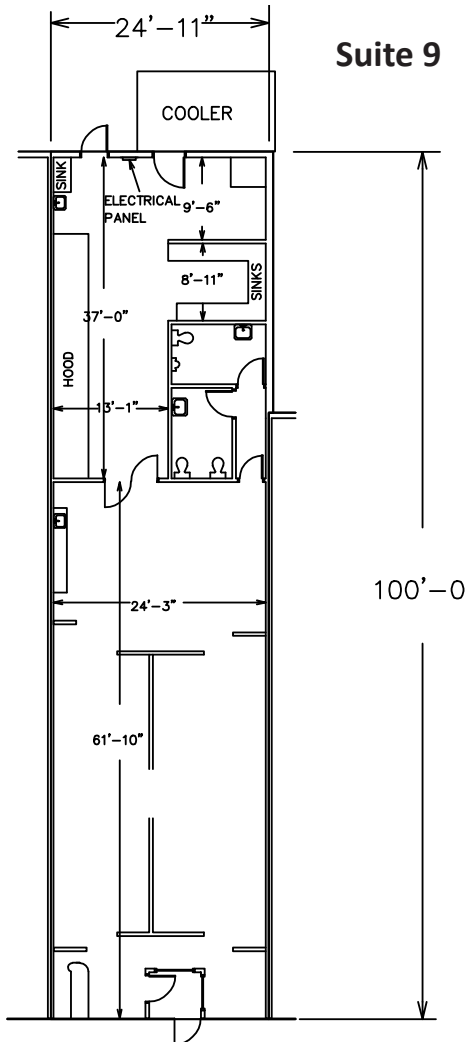


FOR LEASE • BUILT OUT RESTAURANT

Ridgeview Plaza

4001 College Avenue, Bluefield VA 24605



Space Details

- Suite 9 - 2,507 SF 2nd generation restaurant
- Includes grease trap, hood, prep sink, fryers, stove and walk-in cooler

Property Details

- Anchored by Walmart Supercenter and Burke's Outlet
- Excellent mix of national and local tenants such as AAA Travel & Insurance, Andy's Nails, Bellacino's Restaurant, Cato, Dollar Tree, GameStop, MedExpress Urgent Care, Rent-A-Center, Supercuts, The UPS Store, Virginia ABC, and Verizon Wireless
- Located on College Avenue, just off Hwy 460
- Several points of ingress/egress including signalized entrance on College Avenue
- Close proximity to several schools including Graham High School and Bluefield College

| | 3 Miles | 5 Miles | 10 Miles |
|----------------|--------------------------------------|----------|----------|
| Population | 14,532 | 22,273 | 41,796 |
| Avg. HHI | \$55,037 | \$55,698 | \$52,504 |
| Traffic Counts | Highway 460 - 17,000 cars per day | | |
| | College Avenue - 13,000 cars per day | | |

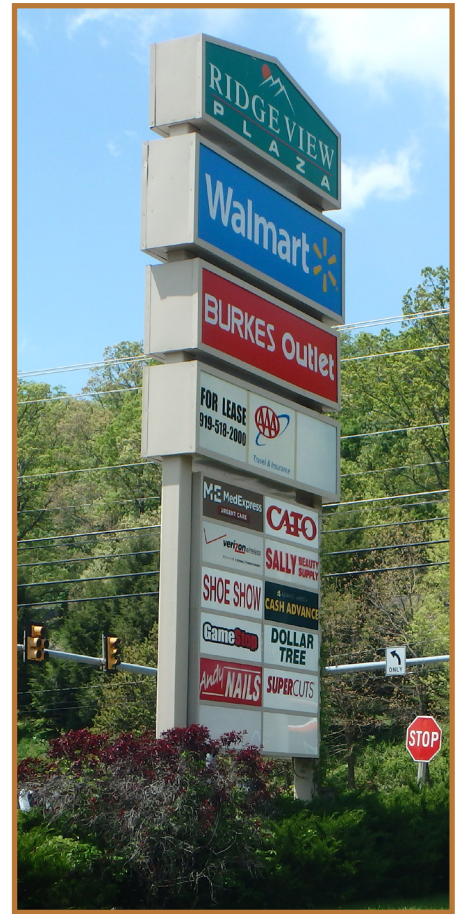
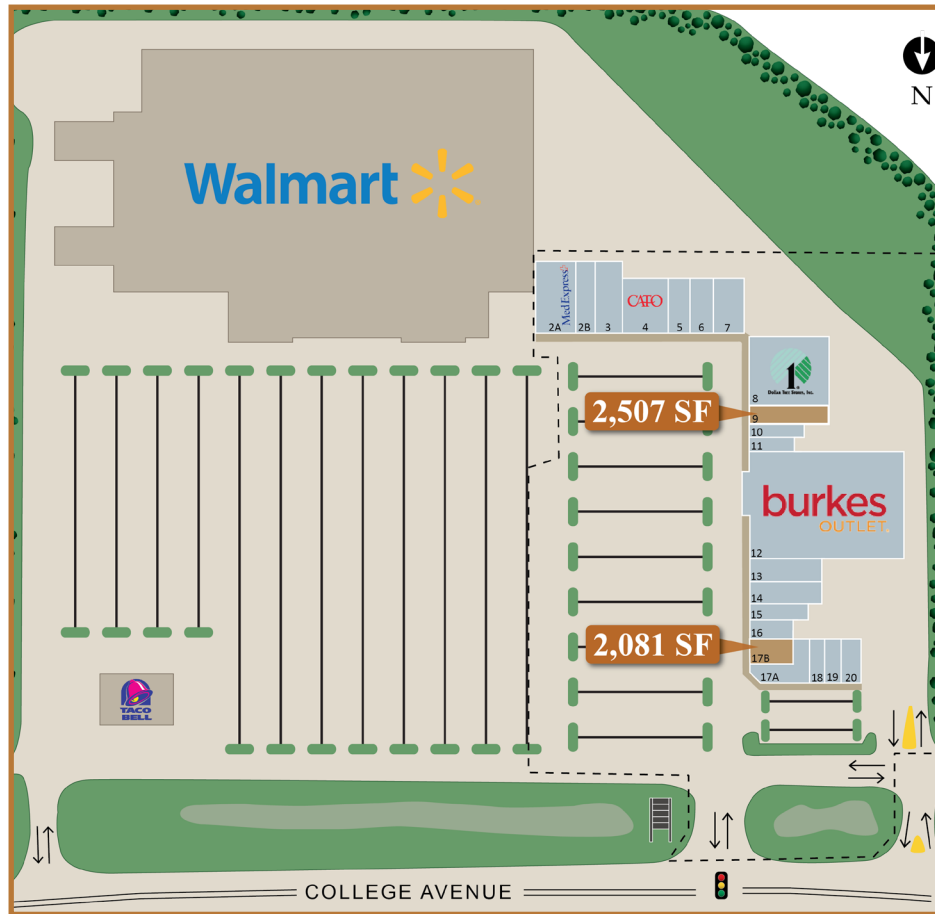
Leasing Contact: Alexis Johnson
919.926.3112 • ajohnson@rivercrestrealty.com
www.rivercrestrealty.com

RIVERCREST
REALTY
INVESTORS

FOR LEASE • BUILT OUT RESTAURANT

Ridgeview Plaza

4001 College Avenue, Bluefield VA 24605



Tenant Roster

| Suite | Tenant | SF |
|-------|-------------------------|-----------|
| 2A | Med Express 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 | Available | 2,507 SF |
| 10 | Sally Beauty Supply | 1,411 SF |
| 11 | Andy's Nails | 1,201 SF |

| Suite | Tenant | SF |
|-------|------------------------------|-----------|
| 12 | Burke's Outlet | 30,012 SF |
| 13 | Villa Italian Bar & Grill | 3,036 SF |
| 14 | Virginia ABC | 3,026 SF |
| 15 | Bellacino's Restaurant | 2,013 SF |
| 16 | Supercuts | 1,498 SF |
| 17A | Verizon Wireless | 2,733 SF |
| 17B | Available | 2,081 SF |
| 18 | The UPS Store | 1,202 SF |
| 19 | Advance America Cash Advance | 1,507 SF |
| 20 | Smoker's Friend | 1,510 SF |

Leasing Contact: Alexis Johnson
 919.926.3112 • ajohnson@rivercrestrealty.com
www.rivercrestrealty.com

RIVERCREST
 REALTY
 INVESTORS