



SOUTH HILL

STRIP CENTER

RETAIL

FOR LEASE

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 2024	\$27.50 SF/yr	1,100 SF
Suite 2027 (Partially Finished)	\$26.00 SF/yr	2,478 SF
Suite 2029	\$26.00 SF/yr	2,000 SF
Suite 2031 (Unfinished Space)	\$22.00 SF/yr	7,200 SF
2nd Floor Spaces Can Be Combined	Contiguous Space	11,678 SF

## PROPERTY FEATURES

- Grapetree Village is a Mixed-Use development that offers retail and office space on the coveted South Hill.
- +/-1,000 - +/-11,678 SF Contiguous Space Available
- Abundant Parking: ±192 Parking Stalls
- Great Visibility
- Flexible Design Options
- Unique Architecture

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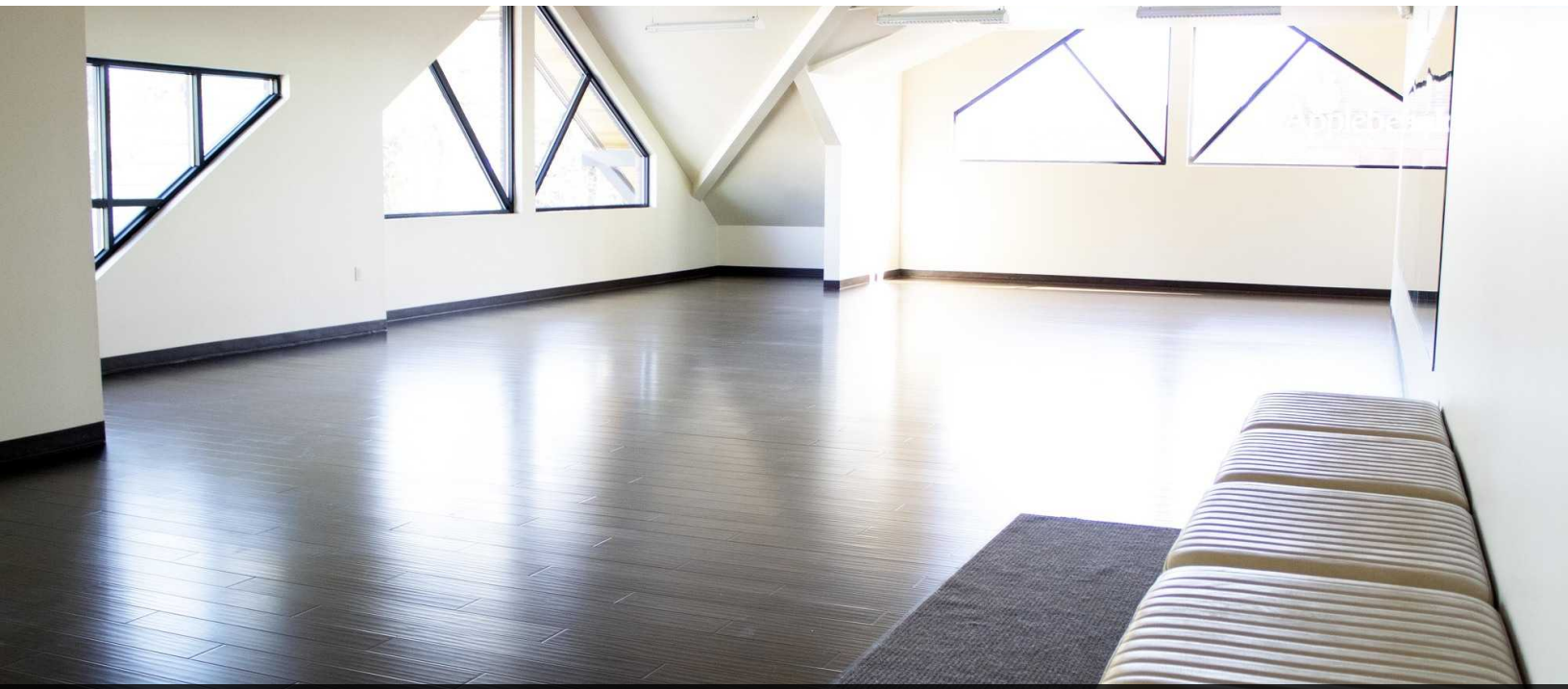
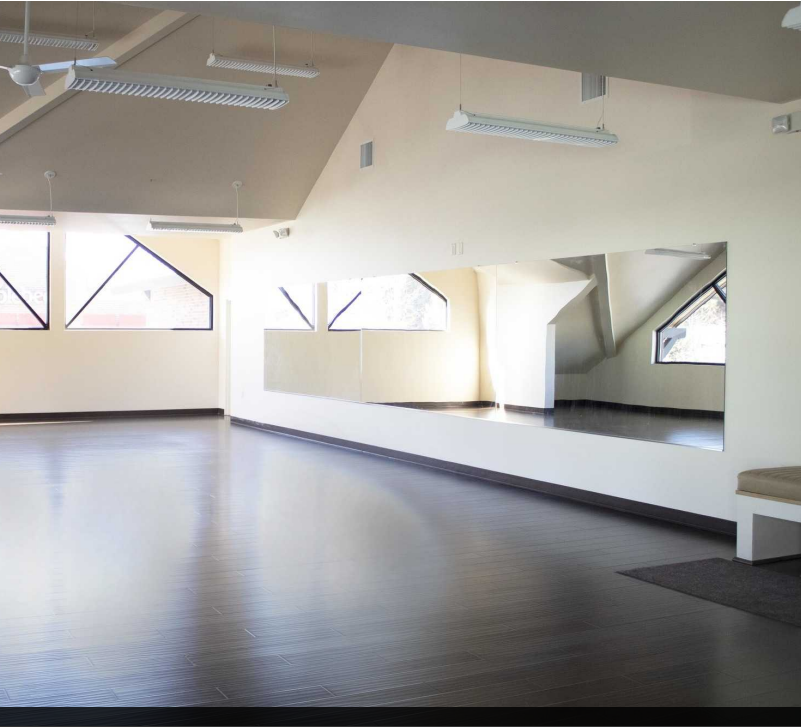
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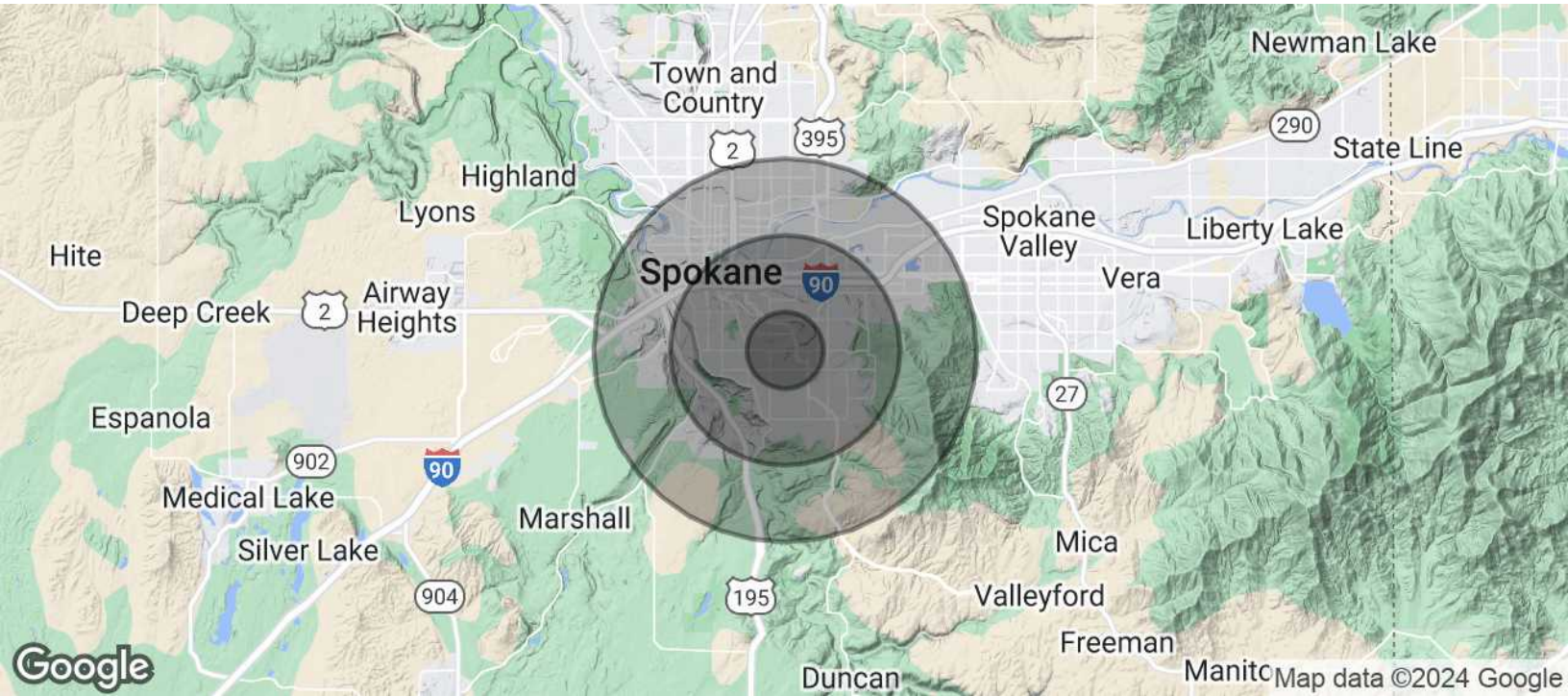
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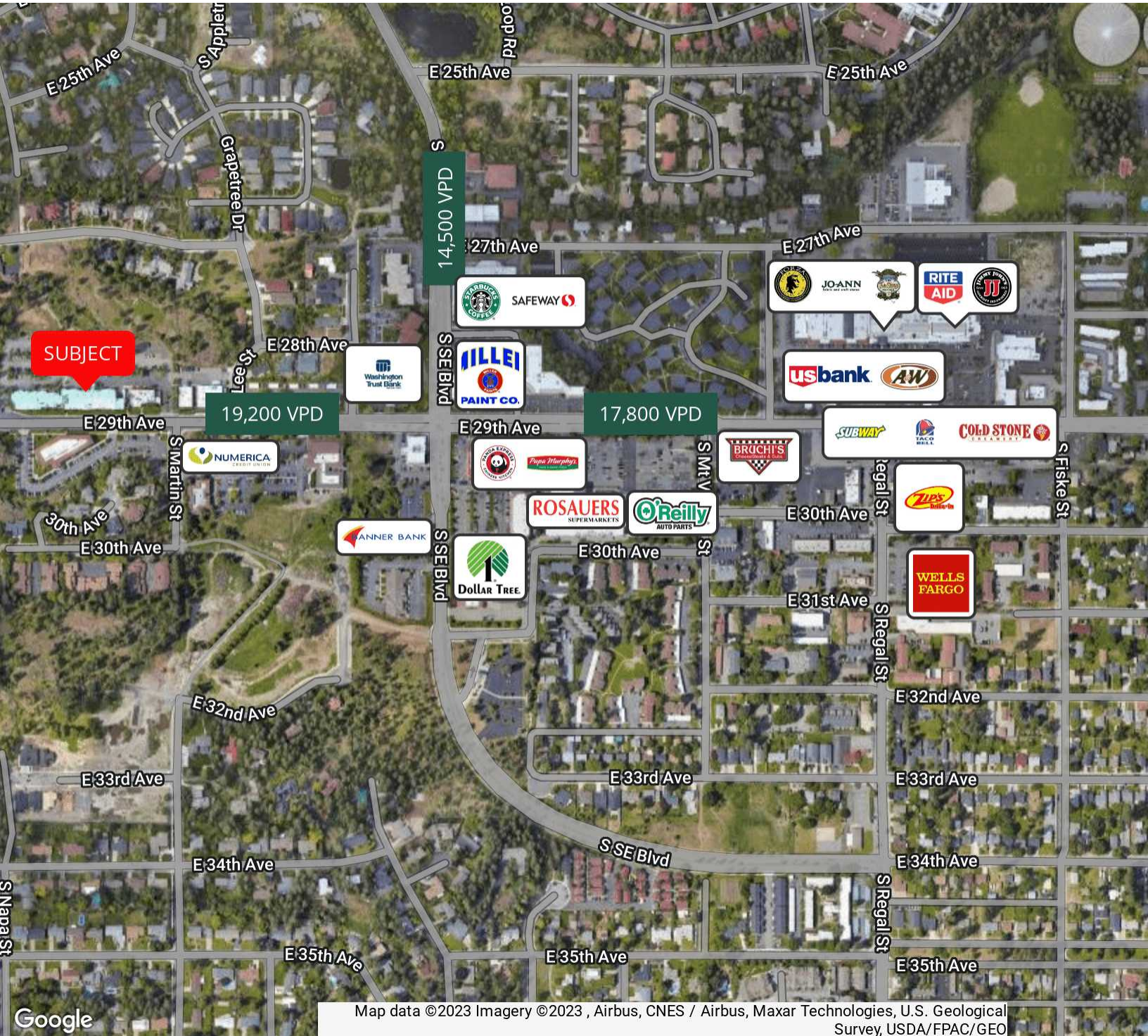
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,695	88,179	180,282
Average age	39.7	38.8	36.9
Average age (Male)	36.1	36.6	35.5
Average age (Female)	42.5	40.3	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,616	37,586	76,983
# of persons per HH	2.2	2.3	2.3
Average HH income	\$66,766	\$69,027	\$58,842
Average house value	\$222,505	\$243,308	\$218,169

\* Demographic data derived from 2020 ACS - US Census

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