

MARION SHOPPING CENTER
945 MAIN STREET
MARION, VA 24354

5,562 SF +/- AVAILABLE FOR LEASE



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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THE SPACE

Location	945 N Main Street, Marion, VA, 24354
COUNTY	Smyth
Square Feet	5,562
Rent	\$5,000 per month

HIGHLIGHTS

- 5,562 sf +/- available for lease in this Marion Shopping Center
- Excellent location for retail and office users
- Anchored by Food Lion and CVS
- Great Visibility
- Excellent Parking Availability
- Space can be subdivided if needed



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,930	7,953	10,486



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$58,600	\$57,267	\$58,394



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,212	3,508	4,616

PROPERTY FEATURES

TOTAL TENANTS	3
LAND ACRES	2.0
YEAR BUILT	1985
ZONING TYPE	Commercial General
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

TENANT INFORMATION

MAJOR TENANT/S	Food Lion, CVS and Fresenius Medical Care
SHADOW ANCHOR	Walmart
LEASE TYPE	NNN



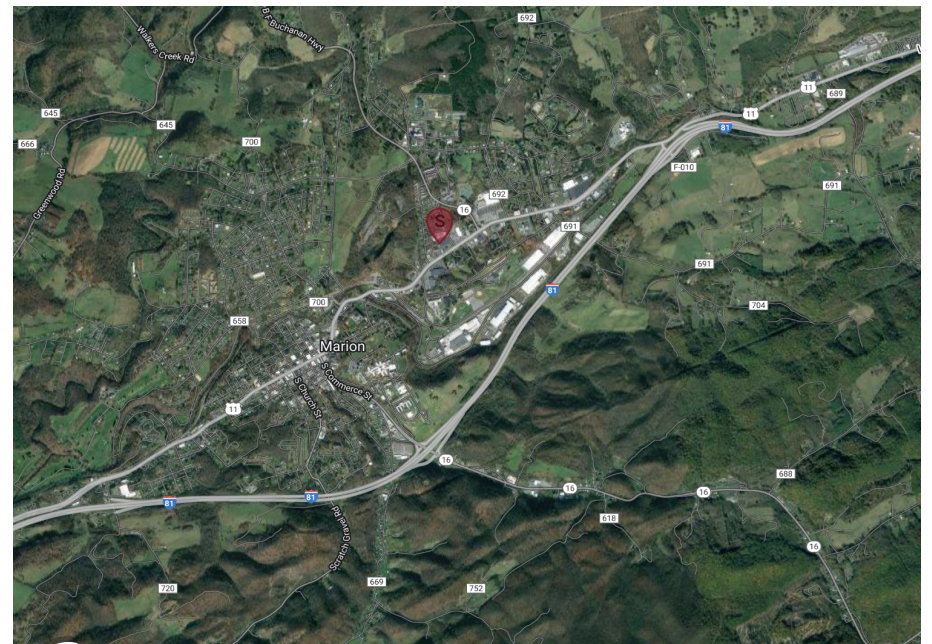
About Marion, VA

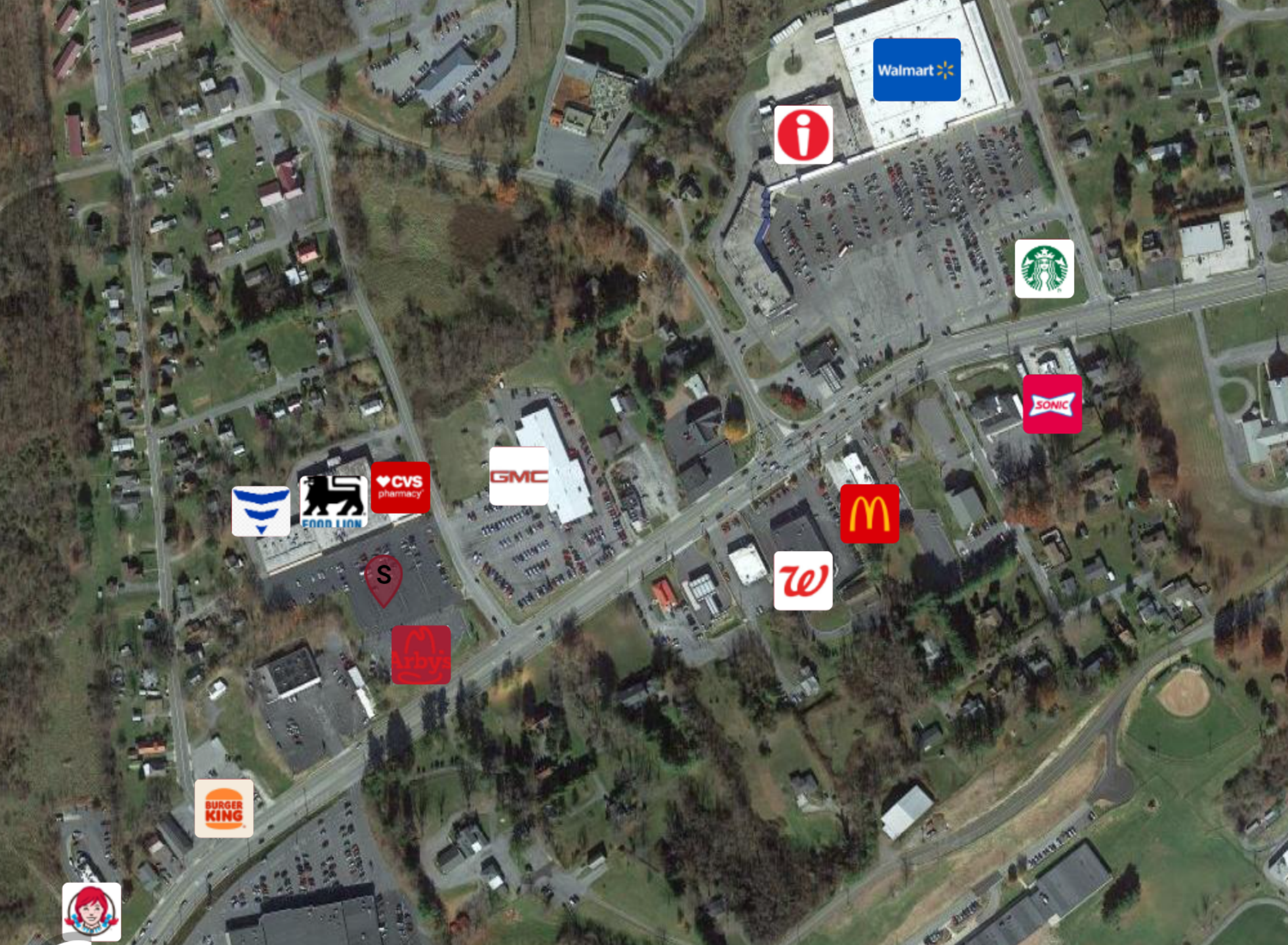
- Marion is nestled in the Appalachian mountains of Virginia in Smyth County. Marion's economy has been historically based on agriculture, manufacturing and the railroad industry but has grown to include a focus on tourism, education and healthcare.
- The Virginia Marion Healthcare System and the Cancer Treatment Center have become nationally recognized. It is the birthplace of Mountain Dew and home of the Wayne County Henderson School of Appalachian Arts.
- Marion was named "Small Business Community of the Year" and offers a center for commerce, business, restaurant, lodging, and entertainment. The downtown is thriving with a rich heritage that offers a high quality of living.
- Marion has great recreational opportunities surrounding the area such as Jefferson National Forest and Hungry Mother State Park. Marion is ideal for the outdoor enthusiast with activities that include hiking, camping, river tubing, ziplining and boating. Marion is known as "Your Home in the Heart of the Highlands". Marion is easily accessible being located along Interstate 81. As of 2021, the population was around 6,000 residents and continues to grow.

Locator Map



Regional Map





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,124	8,880	11,814
2010 Population	3,119	8,579	11,482
2023 Population	2,930	7,953	10,486
2028 Population	2,870	7,758	10,203
2023-2028: Population: Growth Rate	-2.05 %	-2.50 %	-2.75 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	201	698	867
\$15,000-\$24,999	161	461	594
\$25,000-\$34,999	221	570	721
\$35,000-\$49,999	205	537	693
\$50,000-\$74,999	147	467	677
\$75,000-\$99,999	113	338	453
\$100,000-\$149,999	92	257	384
\$150,000-\$199,999	44	94	115
\$200,000 or greater	28	88	112
Median HH Income	\$36,199	\$35,515	\$37,037
Average HH Income	\$58,600	\$57,267	\$58,394

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,349	4,038	5,292
2010 Total Households	1,208	3,576	4,733
2023 Total Households	1,212	3,508	4,616
2028 Total Households	1,206	3,467	4,551
2023 Average Household Size	2.26	2.17	2.19
2000 Owner Occupied Housing	838	2,374	3,219
2000 Renter Occupied Housing	405	1,344	1,618
2023 Owner Occupied Housing	767	2,148	2,952
2023 Renter Occupied Housing	445	1,360	1,664
2023 Vacant Housing	187	573	747
2023 Total Housing	1,399	4,081	5,363
2028 Owner Occupied Housing	764	2,156	2,954
2028 Renter Occupied Housing	442	1,312	1,597
2028 Vacant Housing	186	576	749
2028 Total Housing	1,392	4,043	5,300
2023-2028: Households: Growth Rate	-0.50 %	-1.15 %	-1.40 %

Source: esri

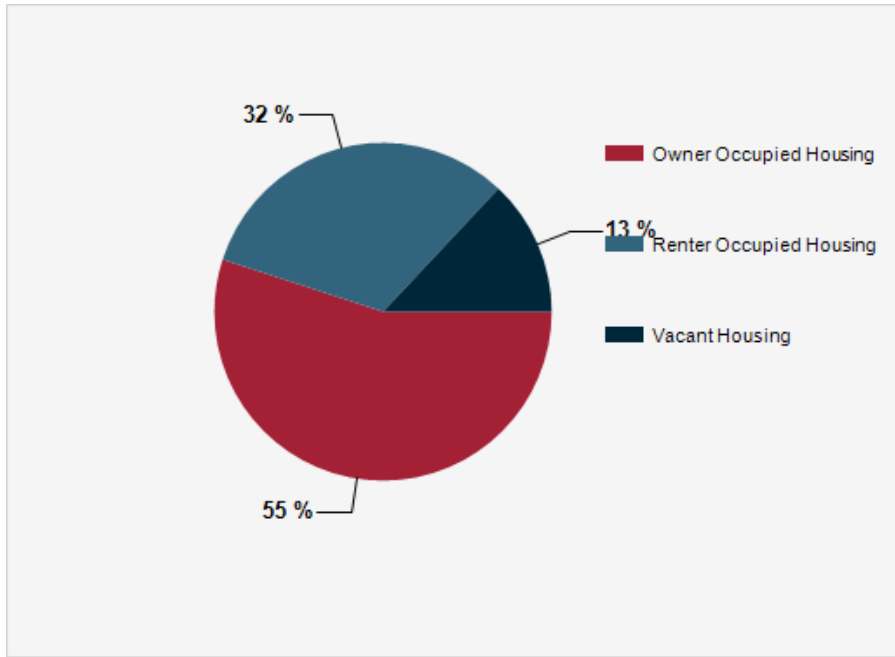
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	170	507	671
2023 Population Age 35-39	159	446	580
2023 Population Age 40-44	168	465	629
2023 Population Age 45-49	188	506	674
2023 Population Age 50-54	174	474	640
2023 Population Age 55-59	173	475	647
2023 Population Age 60-64	196	561	757
2023 Population Age 65-69	206	561	753
2023 Population Age 70-74	193	510	680
2023 Population Age 75-79	170	402	516
2023 Population Age 80-84	105	250	319
2023 Population Age 85+	123	245	302
2023 Population Age 18+	2,402	6,428	8,508
2023 Median Age	47	45	45

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$40,824	\$38,426	\$40,371
Average Household Income 25-34	\$58,586	\$56,578	\$58,268
Median Household Income 35-44	\$44,385	\$43,300	\$46,948
Average Household Income 35-44	\$69,394	\$68,104	\$69,408
Median Household Income 45-54	\$45,170	\$45,844	\$49,099
Average Household Income 45-54	\$71,006	\$72,478	\$72,846
Median Household Income 55-64	\$38,399	\$38,213	\$40,344
Average Household Income 55-64	\$61,495	\$60,766	\$62,483
Median Household Income 65-74	\$37,035	\$34,092	\$35,698
Average Household Income 65-74	\$58,023	\$51,893	\$53,382
Average Household Income 75+	\$46,066	\$43,090	\$42,521

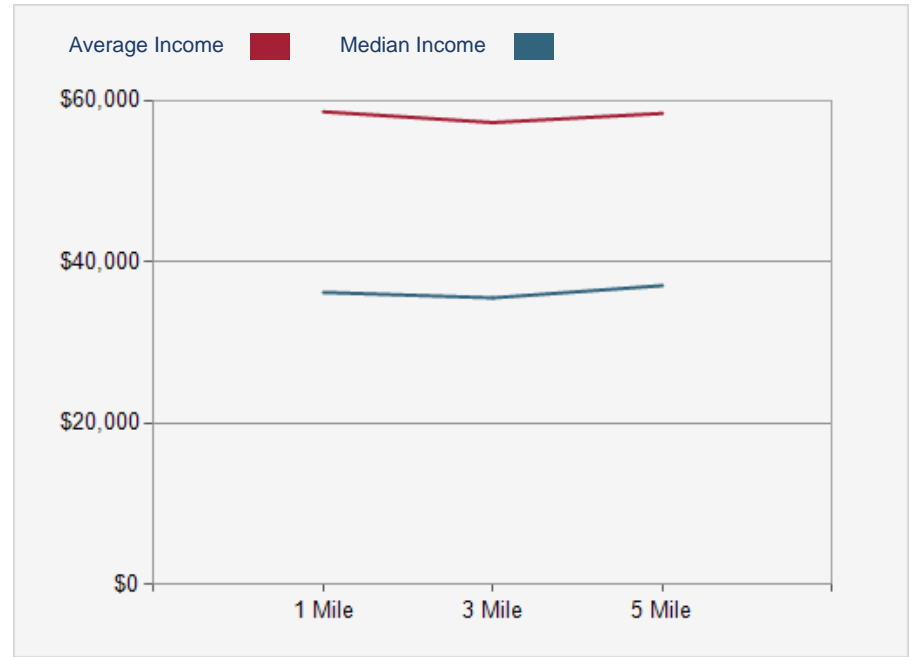
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	160	422	546
2028 Population Age 35-39	163	481	638
2028 Population Age 40-44	160	442	576
2028 Population Age 45-49	169	464	629
2028 Population Age 50-54	184	499	665
2028 Population Age 55-59	171	464	630
2028 Population Age 60-64	169	463	632
2028 Population Age 65-69	189	535	722
2028 Population Age 70-74	189	508	679
2028 Population Age 75-79	167	431	571
2028 Population Age 80-84	140	321	409
2028 Population Age 85+	129	270	334
2028 Population Age 18+	2,350	6,257	8,269
2028 Median Age	47	46	46

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,773	\$42,948	\$45,450
Average Household Income 25-34	\$66,418	\$63,434	\$65,357
Median Household Income 35-44	\$49,545	\$47,818	\$51,894
Average Household Income 35-44	\$78,486	\$76,910	\$78,075
Median Household Income 45-54	\$53,824	\$54,323	\$56,337
Average Household Income 45-54	\$85,267	\$87,001	\$86,698
Median Household Income 55-64	\$41,139	\$42,406	\$44,846
Average Household Income 55-64	\$70,321	\$70,539	\$72,252
Median Household Income 65-74	\$39,776	\$36,672	\$38,550
Average Household Income 65-74	\$66,222	\$59,658	\$61,620
Average Household Income 75+	\$51,747	\$48,878	\$47,926

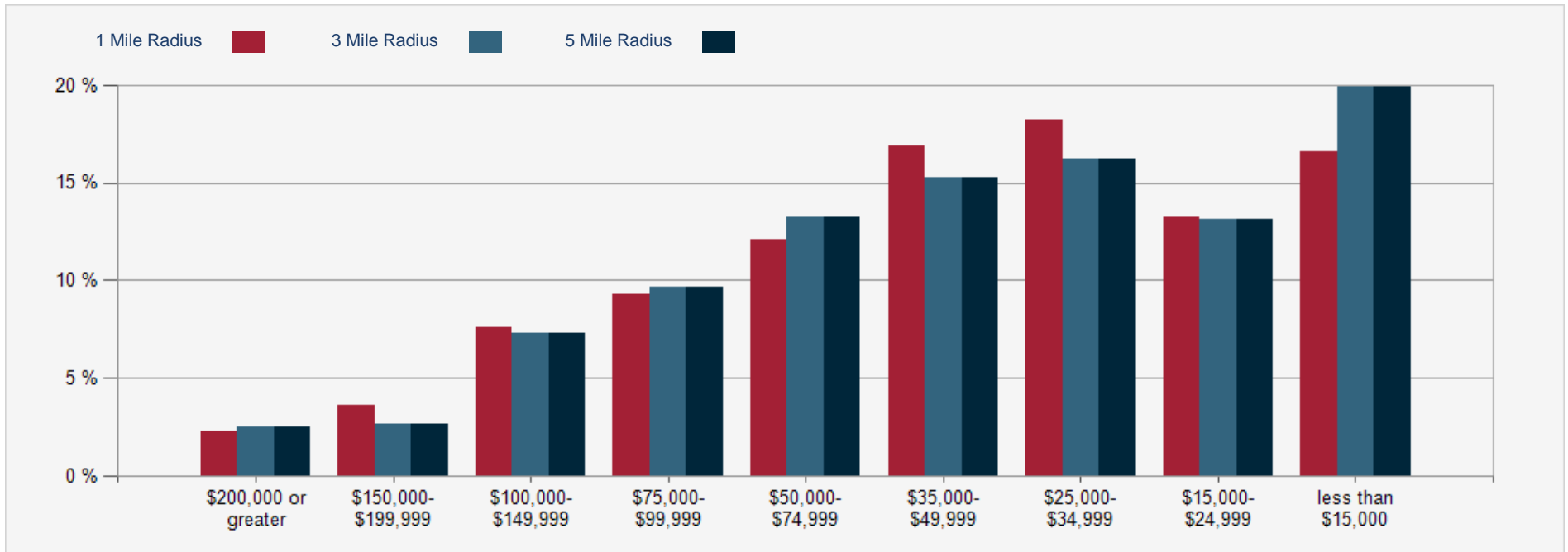
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



Marion Shopping Center

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Exclusively Listed By



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