

RETAIL SPACE FOR LEASE

CHESTNUT HILLS Shopping Center



**2040 W. Beverly St.
Staunton, Virginia**

- High visibility neighborhood shopping center with good traffic flow
- Minutes from historic downtown Staunton
- Located near intersection of proposed bypass road
- 41,000 Sq. Ft. available, may be divided
- Anchors tenants include:
 - CVS Pharmacy
 - Big Lots
 - Family Dollar

Joseph J. Harding III, CCIM
5006 Monument Avenue
Richmond, VA 23230
(804) 282-1590
(804) 282-7147 Fax
jjharding@ccim.net

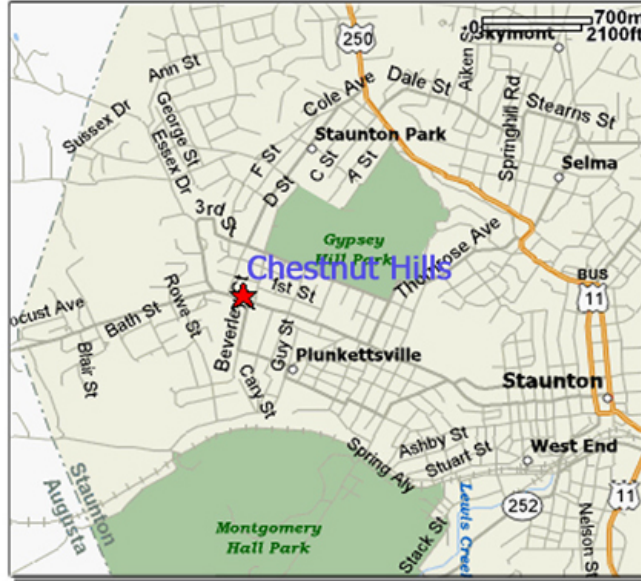


www.Harding-Inc.com

Loopnet Property # 13500458



Chestnut Hills Shopping Center
Staunton, Virginia 24401



Loopnet Property # 13500458

■ Demographics

Population

- . 6,836 within 1 mile
- . 25,377 within 3 miles
- . 30,219 within 5 miles

Avg. Household Income

- .\$38,825 within 1 mile
- .\$44,681 within 3 miles
- .\$45,795 within 5 miles

Traffic Count

- .13,000 on Hwy 254

■ GLA - 88.478 Square Feet

■ Available

- .16,280 Sq. Ft.
- .24,545 Sq. Ft.

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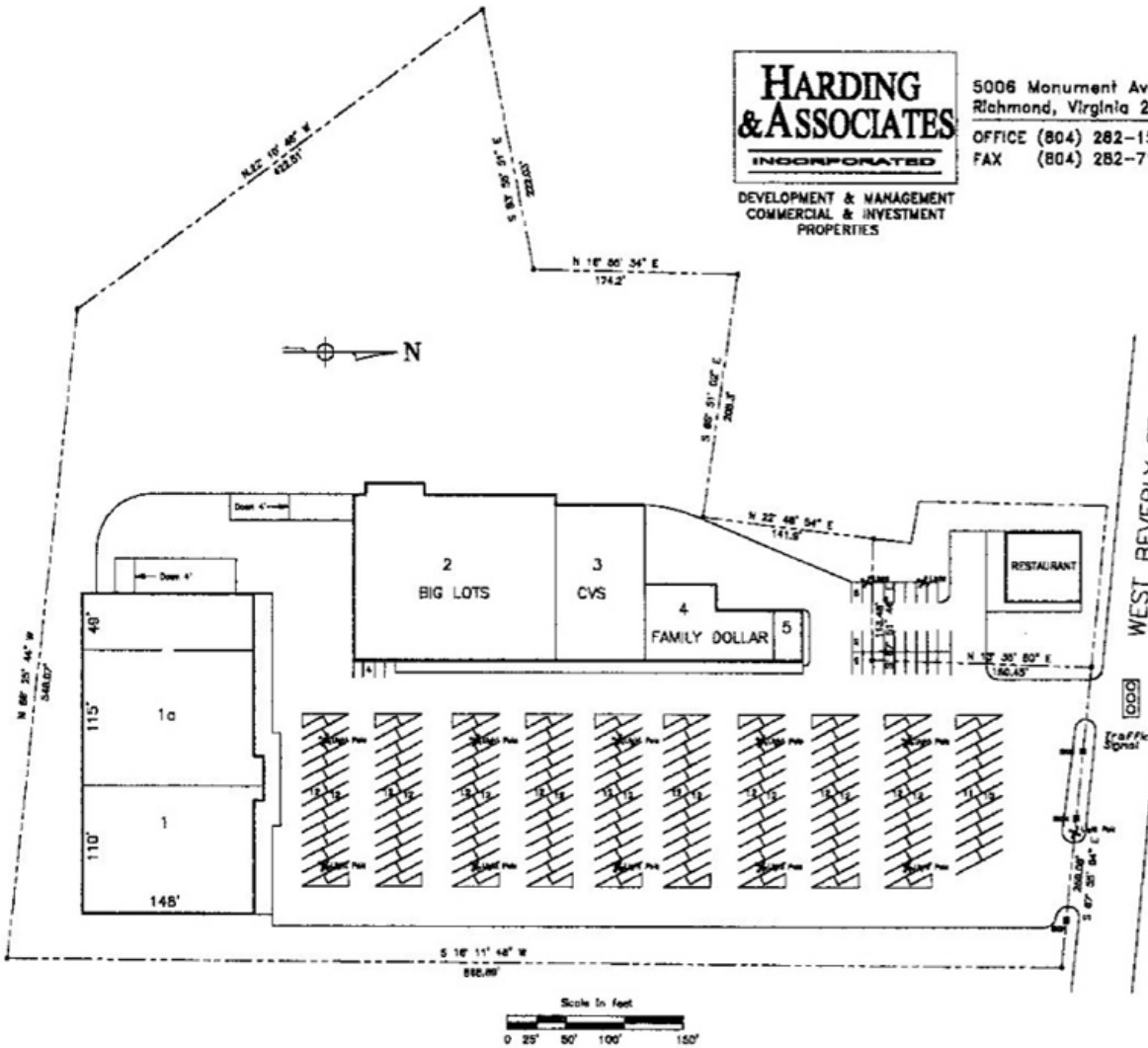
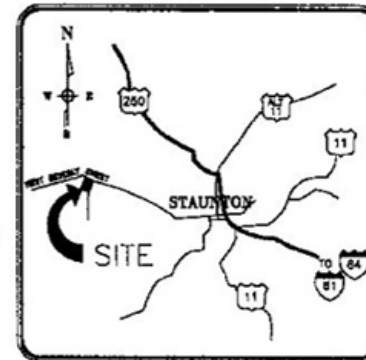
RETAIL SPACE FOR LEASE

CHESTNUT HILLS SHOPPING CENTER STAUNTON, VA

HARDING & ASSOCIATES
INCORPORATED
DEVELOPMENT & MANAGEMENT
COMMERCIAL & INVESTMENT
PROPERTIES

5006 Monument Avenue
Richmond, Virginia 23230
OFFICE (804) 282-1590
FAX (804) 282-7147

VICINITY MAP



SPACE	TENANT	SIZE S.F.
1.		16,280
1a.		24,546
2.	Big Lots	27,280
3.	CVS Pharmacy	11,172
4.	Family Dollar	7,400
5.	Pay Day USA	1,800
Total.....		88,478
TOTAL PARKING=		253

CHESTNUT HILLS
Shopping Center

Date: 08/18/2004
 Professional Computer Drafting
 804-378-8118
 Fax: 804-378-1645
 Owen, Bc. Albrecht