

FAIRWAY VILLAGE AT WESTLAKE CENTRE

13307-13423 BOOKER T WASHINGTON HWY HARDY, VA 24101



OFFERING SUMMARY

Available SF: 1,200 SF

Lease Rate: \$12.00 SF/yr (MG)

Lot Size: 3.67 Acres

Zoning: LPB2

PROPERTY OVERVIEW

Well performing investment property in resort area of Smith Mountain Lake. Center contains approximately 20,000 square feet of in-line office, restaurant, and retail/service space. Competitive lease rates and excellent location make the property attractive to local businesses. Four spaces currently available for lease.

Located at the signalized intersection of routes 616 and 122, truly a crossroads for the area. Surrounding new construction compliments this property. Smith Mountain Lake is a resort community in the Blue Ridge Mountains of Southwestern Virginia with strong seasonal activity and a fast growing population.

PROPERTY HIGHLIGHTS

- Located in the growing Westlake section of Smith Mountain Lake
- Situated at signalized intersection of two primary routes (Rt.122 & Rt.616)
- Competitive lease rates for area
- Good tenant mix of local businesses



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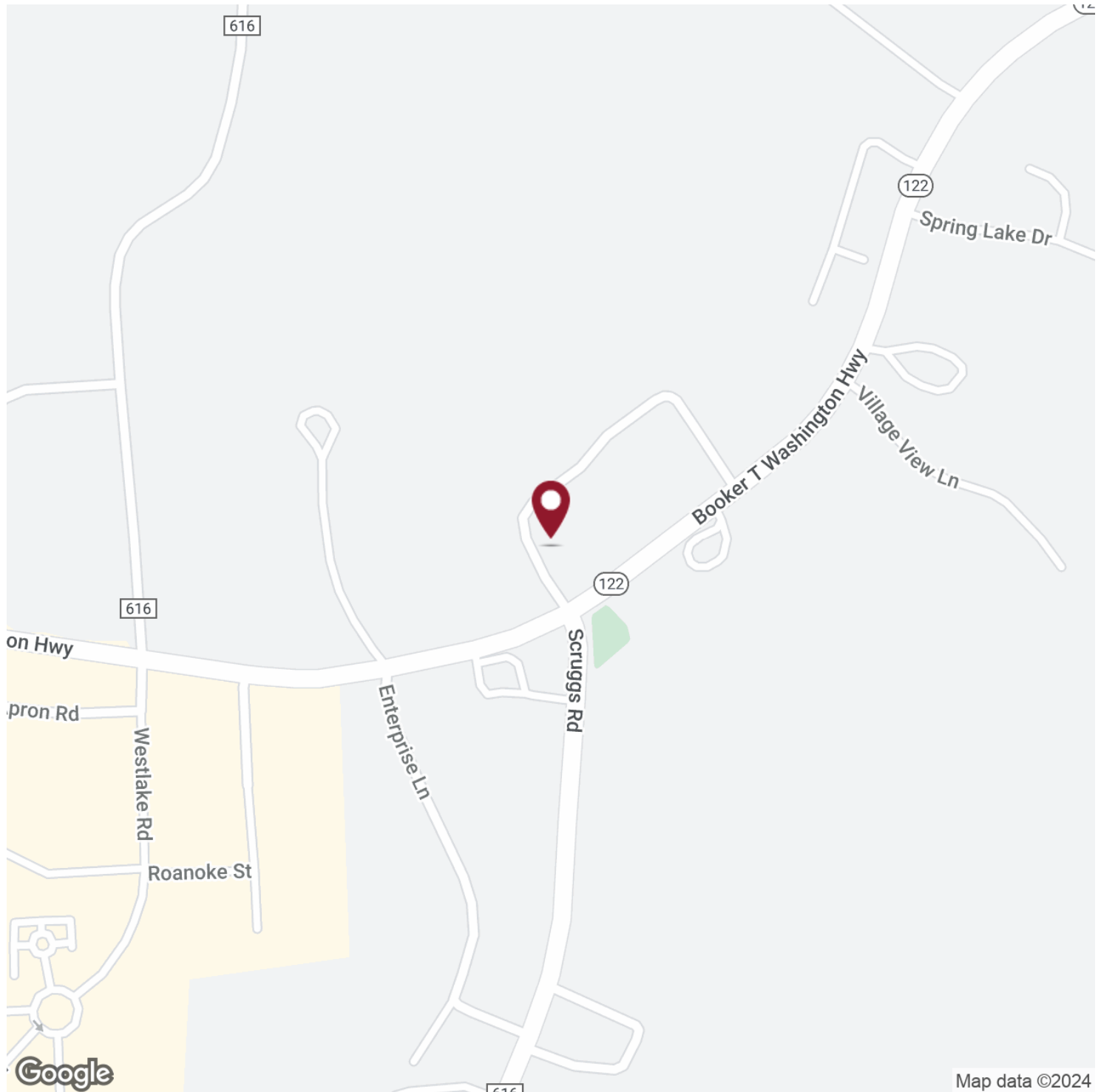


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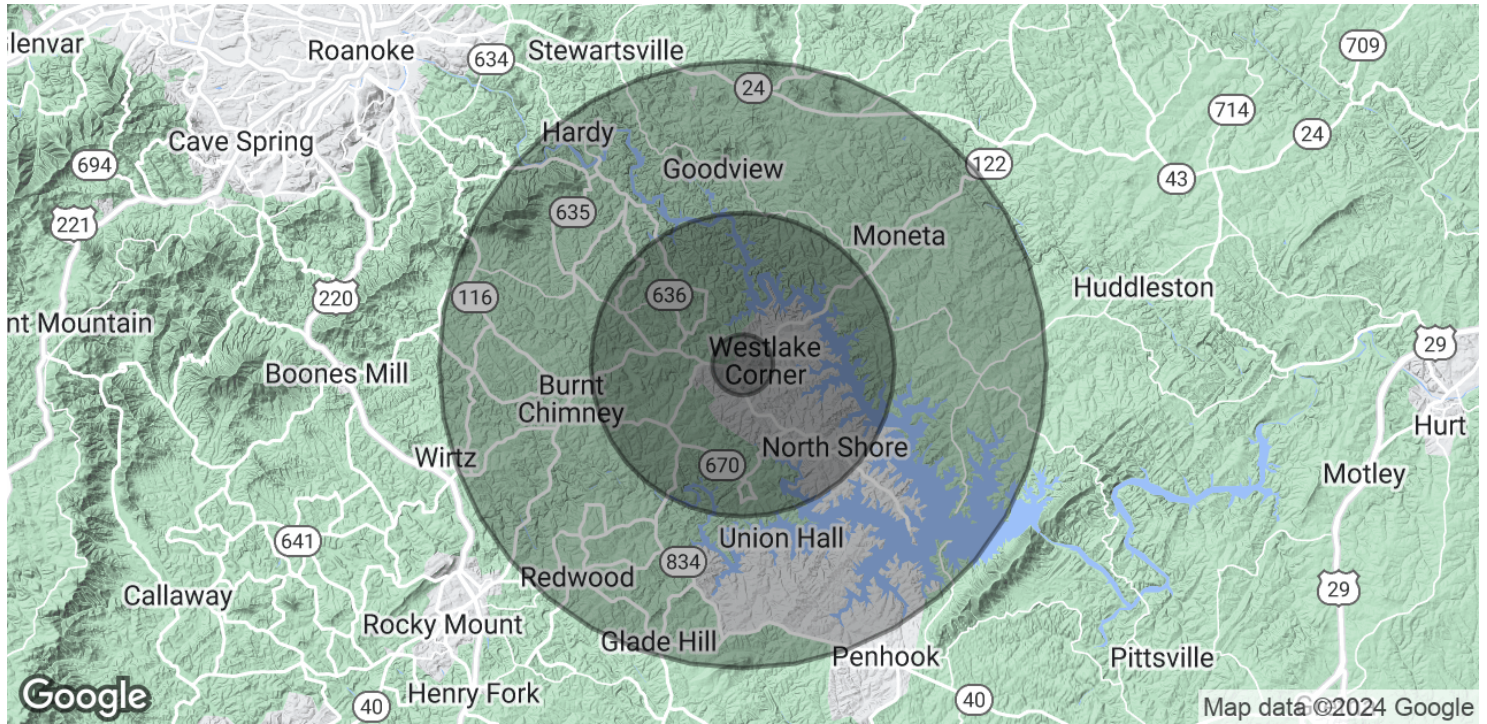
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	309	8,007	30,600
Average Age	51.1	51.9	48.0
Average Age (Male)	50.4	50.4	46.7
Average Age (Female)	51.6	53.1	48.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	144	3,746	13,487
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$71,410	\$68,686	\$63,750
Average House Value	\$379,739	\$391,913	\$362,726

* Demographic data derived from 2020 ACS - US Census



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