



RETAIL SPACE FOR LEASE

Kroger-Fairlawn Plaza

7464 Lee Highway, Fairlawn, VA 24141

DEMOGRAPHICS - 2017

	1 Mile	3 Miles	10 miles
Population	3,678	22,063	71,950
Avg. HH Income	\$47,927	\$37,882	\$52,154
Daytime Pop.	3,506	10,296	34,594

LEASING REPRESENTATIVE

Bill Cunningham

Property Manager
(540) 230-2146
kcllc@verizon.net

KC Associates, LLC.

7464 Lee Highway
Fairlawn, VA
24141

PROPERTY FEATURES

- Located in Pulaski County's Enterprise Zone
- Traffic Count at Kroger-Fairlawn Plaza entrance = 21,000
- Stoplight at entrance
- 3 miles to Pulaski County's premier housing subdivision, Heron's Landing and VA Tech's Pete Dye River Course golf course
- Located next to Radford University's Corporate Park

PROPERTY OVERVIEW

Kroger-Fairlawn Plaza is a 188,000 square foot community retail center located in an area of Pulaski County with a progressively increasing population. Anchor tenants include Kroger, Rural King, McDonald's, Shentel Communications, and Napa Auto. Neighborhood centers include Walmart, Lowe's, Badcock Furniture, Dollar Tree, and various restaurants and specialty stores.

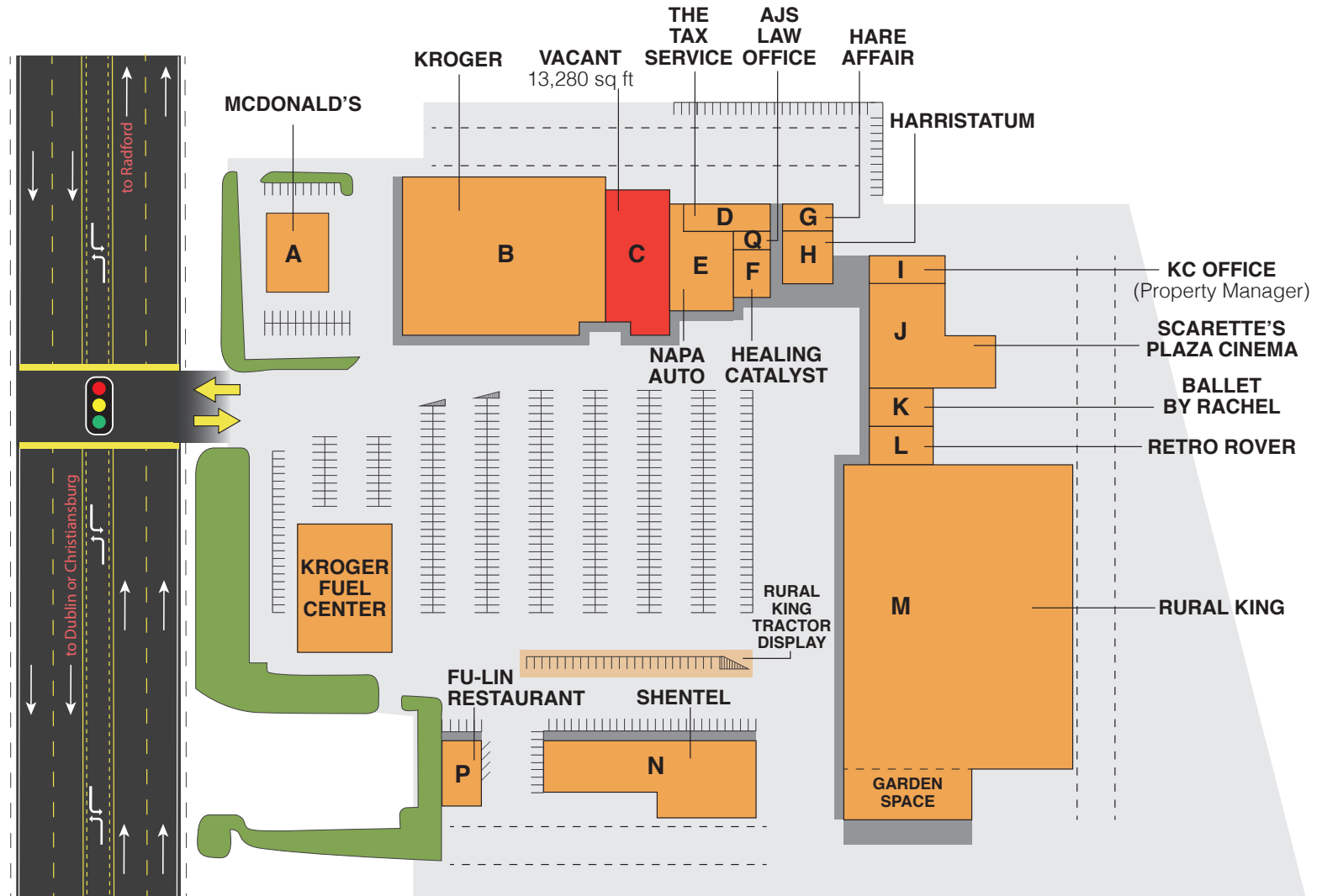


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TENANT/SPACE SUMMARY

A.	McDonald's	ground	I.	KC Office (Property Manager)	1,375 sq. ft
B.	Kroger	50,101 sq. ft	J.	Scarette's Plaza Cinema	5,600 sq. ft
C.	VACANT	13,280 sq. ft	K.	Ballet By Rachel	2,000 sq. ft
D.	The Tax Service	1,030 sq. ft	L.	Retro Rover	2,000 sq. ft
E.	NAPA Auto	3,960 sq. ft	M.	Rural King	88,540 sq. ft
F.	Healing Catalyst	1,350 sq. ft	N.	Shentel	15,040 sq. ft
G.	Hare Affair	720 sq. ft	P.	Fu-Lin Restaurant	1,266 sq. ft
H.	HarrisTatum	1,478 sq. ft	Q.	AJS Law Office	575 sq. ft





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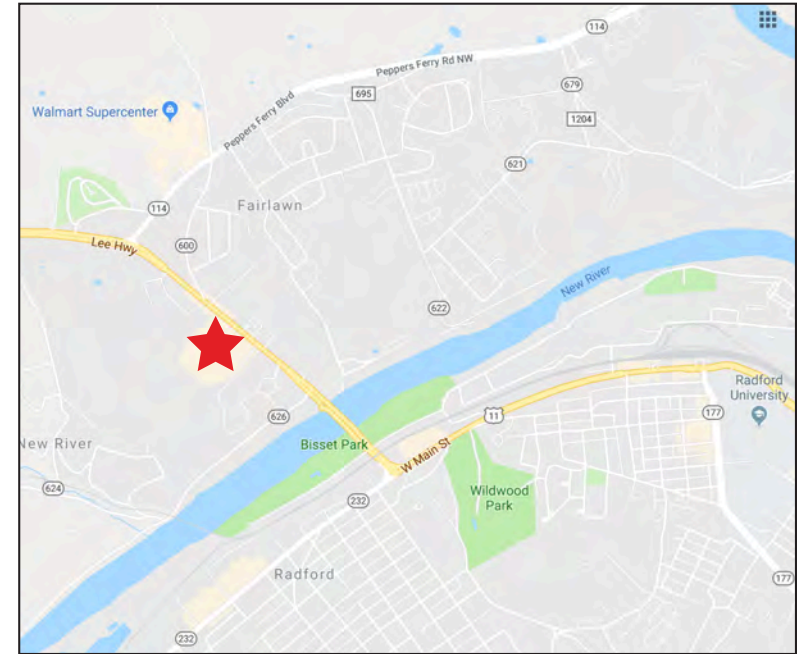




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The Radford-Fairlawn area is located in Southwest Virginia, lovingly referred to as the heart of the New River Valley. The shopping center is located near three educational institutes: Radford University, New River Community College, and Virginia Tech. Convenient access to Interstate-81 and various, local outdoor activities including the New River, Claytor Lake, the New River Trail, and several golf courses.

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