

Wise County Plaza

145 Plaza Road,
Wise, Virginia 24293



NOW LEASING:

1,025 – 15,000 SF of retail space
539 – 1,079 SF of office space

Center

- 2 Outparcels available, one adjacent to Peebles (0.69 acres), & one along highway
- Regional retail hub for Wise, Norton, Dickenson and Lee Counties as well as parts of Kentucky
- Join area retailers including Peebles, Lowe's, Wendy's, Arby's, Walmart, Belk, Tractor Supply, and Save-A-Lot

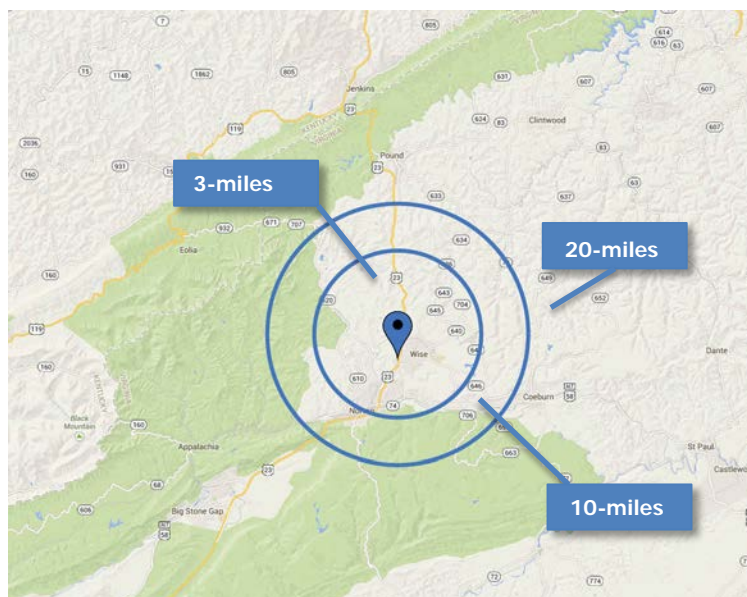
Demographics (2016 Estimates)	3-mile radius	10-mile radius	20-mile radius
Population	10,646	29,243	94,928
Average HH Income	\$58,653	\$53,647	\$49,075

Powerful Draw

- Traffic Counts:
US Highway 23 = 24,000 VPD
Norton Road = 13,000 VPD
- Within minutes (2.9 miles) of University of Virginia's College at Wise – a 400-acre campus featuring over 2,000 students and over 140 faculty

Dominant Regional Center

- Center is on the main highway leading in and out of town, positioning it to be the dominant retail center in the region



Disclaimer: While Broad Reach Retail Partners, LLC and its affiliates believe the information contained herein to be true and accurate, they make no claims or warranties. Any prospective tenant should conduct thorough, independent due diligence.

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U.S. Hwy 23 – Orby Cantrell Hwy -- 24,000 vehicles/day

Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
1	Peebles	36,893	14	Cash To Payday	862	U3	Available Office (221-A)	1,079
2	iRent	12,936	15	China Garden Buffet	4,250	U4	GSA	1,077
4	Available	4,195	16	American General Finance	1,222	U5	Available Office (219)	1,055
4.5	HK Sports	4,000	17	Available – can be combined	2,957	U6	GSA	1,055
5	United States Armed Forces	1,430	18	Available – can be combined	1,119	U7	GSA	1,055
6	Available	1,342	19	Available – can be combined	1,025	U8	GSA (Black Lung Office)	539
7	Chiropractor	1,400	20	Advance Home Care	2,881	U9	Available Office (225)	539
8	New Vision Optical	2,103	21	Available	3,200	U10	Maintenance Office	511
9	GSA (MSHA) – Lab	1,966	22A	Save-A-Lot	15,000	U11	Available	4,267
10	Available	1,441	22B	Tractor Supply Company	17,000	U12	GSA (Bureau of Mines)	4,409
11	GSA (MSHA)	1,967	U1	GSA (MSHA)	5,626	A	Available Pad Site (sale or lease)	7,268
12	Nut's Grille & Subs	1,654	U2	GSA (Bureau of Mines)	3,368	C	Available Pad (sale or lease)	5,000
13	Merle Norman Cosmetics	1,273						

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