



TWO VACANT BUILDINGS FOR SALE

980 E MAIN STREET | ABINGDON, VA 24210

LEASE HIGHLIGHTS

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- » 2 separate buildings to be delivered Vacant
- » 1,900 sf and 2,300 sf
- » Price- \$1,300,000
- » ± 1.19 Acres
- » Right off the 81 Freeway
- » 6 Gas Pumps and 2 Diesel Pumps
- » Adjacent to Dominos Pizza and Country Inn & Suites
- » Prime location with excellent visibility

AREA ATTRACTIONS

- » Lowes Home Improvement and Wal-Mart center nearby
- » Johnston Memorial Hospital is nearby as well
- » 45 minutes away from Bristol



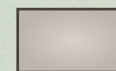
Asking Price:
\$1,300,000



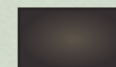
Size:
Building 1: **1,900 SF**
Building 2: **2,300 SF**

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	2,113	10,072	18,054
2020 Estimate	2,146	10,326	18,567
2010 Census	2,236	10,720	19,011
HOUSEHOULDS	1-MILE	3-MILE	5-MILE
2025 Projection	853	4,533	8,179
2020 Estimate	841	4,507	8,149
2010 Census	863	4,589	8,172
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg Household Income	\$73,643	\$71,345	\$74,411



AVAILABLE



NAP

**2 SPACES
AVAILABLE**

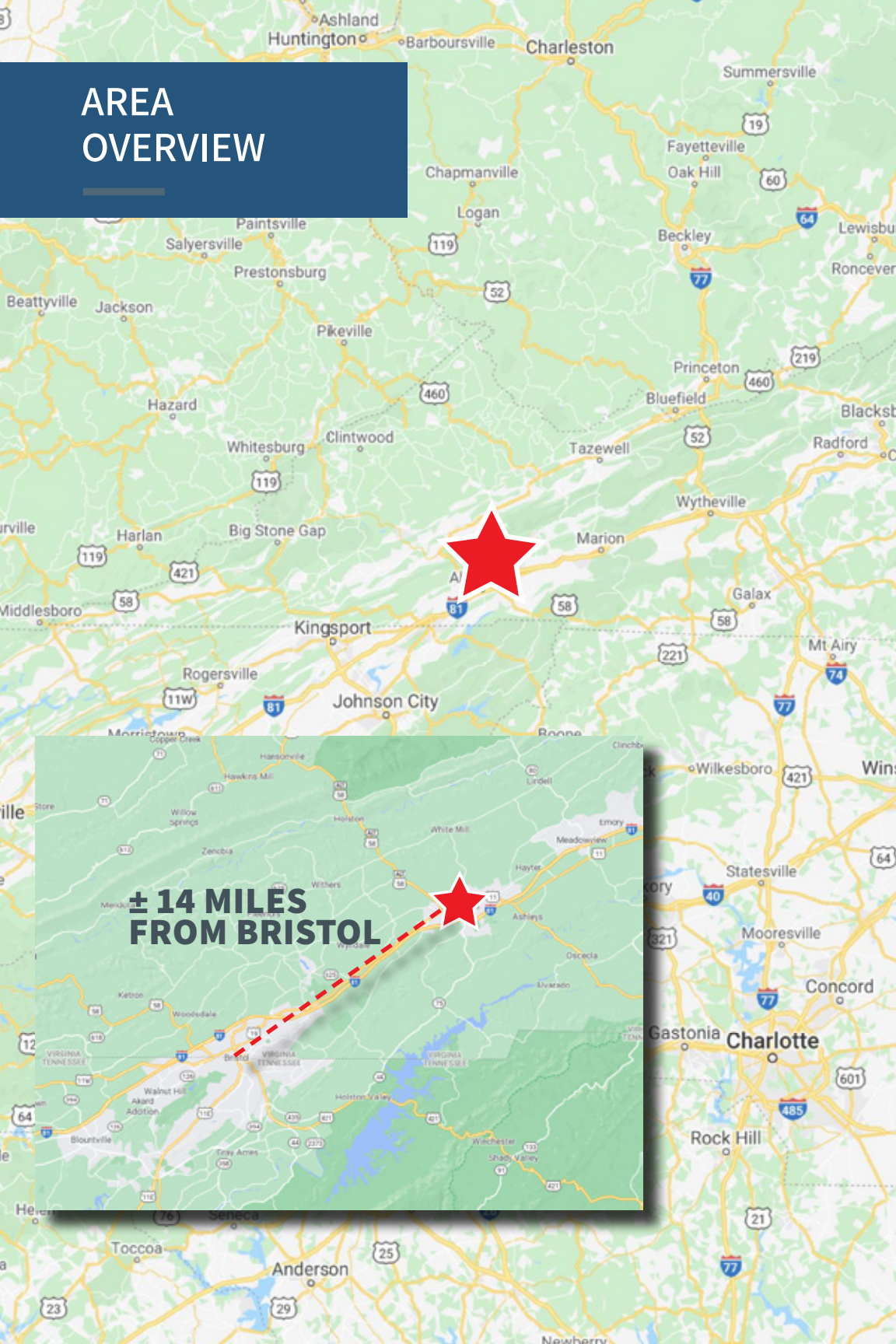


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SURROUNDING TENANT



AREA OVERVIEW



ABINGDON, VIRGINIA

Abingdon is a town in Washington County, Virginia 133 miles southwest of Roanoke. It is the county seat of Washington County. The town encompasses several historically significant sites and features a fine arts and crafts scene centered on the galleries and museums along Main Street.

Abingdon is part of the Kingsport–Bristol (TN)–Bristol (VA) Metropolitan Statistical Area, which is a component of the Johnson City–Kingsport–Bristol, TN–VA Combined Statistical Area – commonly known as the “Tri-Cities” region.

ATTRACTIONS

The main attractions include Martha Washington Inn & Spa built in 1862 as a private home; the historic Barter Theatre, originally built as a church in 1829, and later opened as a theatre during the Great Depression for patrons to “barter” for tickets; Abingdon Arts Depot - a historic railroad depot that houses working artisan studios.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **980 E Main St., Abingdon VA, 24210** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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EXCLUSIVE LEASING AGENTS

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