

**FOR LEASE**

**1417 S Main Street  
Blackstone, VA 23824**



**COMMONWEALTH**  
COMMERCIAL REAL ESTATE SOLUTIONS



## Retail Space

- 4,000± SF of retail space
- 1,800± SF of vacant second generation restaurant space available
- Walmart outparcel building
- Located in the heart of Blackstone, VA
- Current Tenant Mix: Verizon Wireless, Dollar Tree, Virginia ABC and Pizza Hut
- Excellent retail location servicing nearby Fort Pickett (the post's potential 60,000 soldier population)
- Traffic Count: 11,700± VPD - S. Main Street

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For More Information:

### Morgan Tribble

Vice President

o: 804-433-1822

mtribble@commonwealthcommercial.com

### Liz Gray

Senior Associate

o: 804-433-1814

lgray@commonwealthcommercial.com

4198 Cox Road, Suite 200  
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

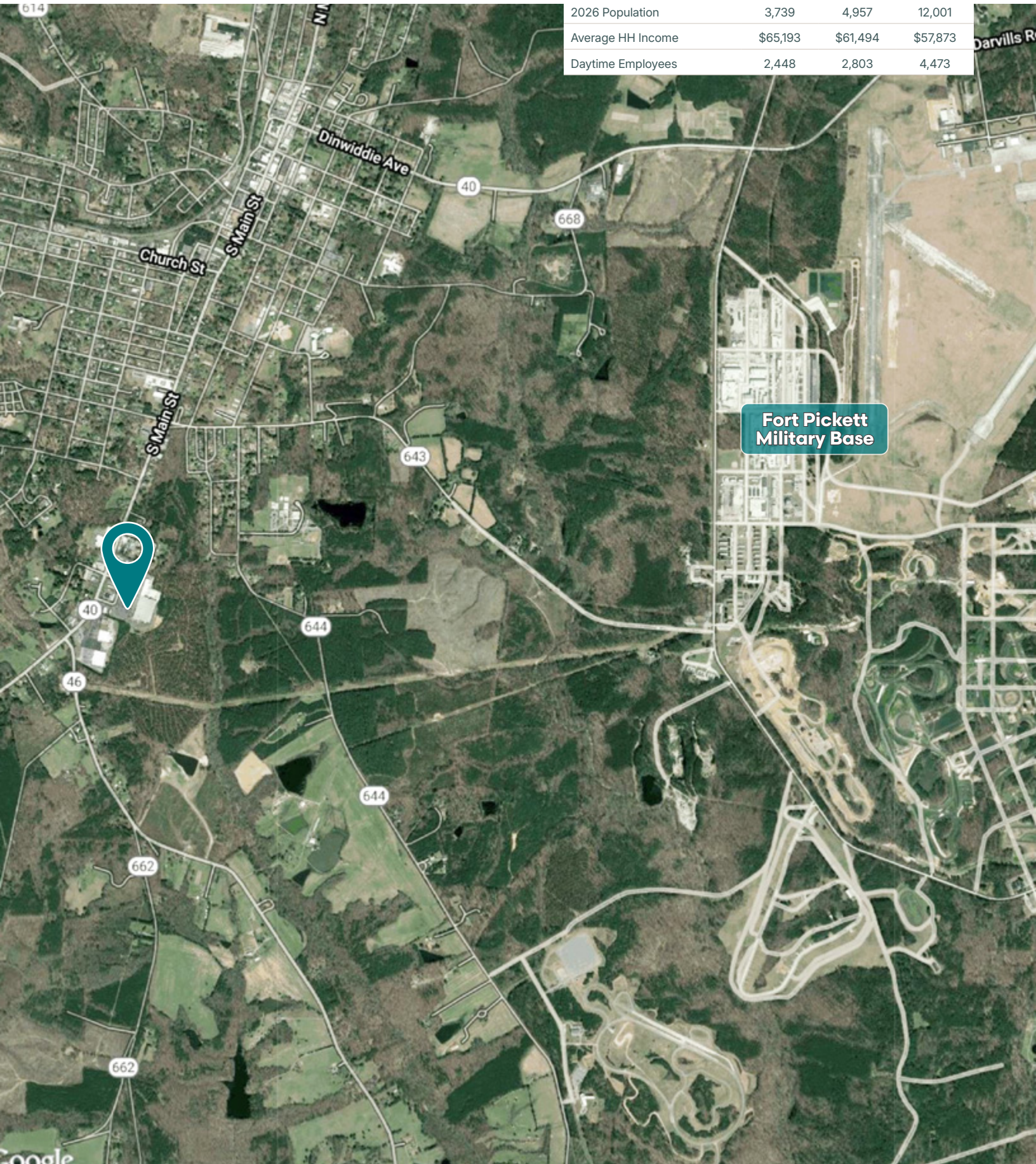
# Site Plan

Available	SF
1	Tobacco & Vape
2-3	ABC
4-6	Dollar Tree
7	4,000
8	1,800
9	Nail Salon
10	Verizon



# Blackstone Aerial

Demographics	2 mile	5 mile	10 mile
2026 Population	3,739	4,957	12,001
Average HH Income	\$65,193	\$61,494	\$57,873
Daytime Employees	2,448	2,803	4,473



**Fort Pickett  
Military Base**