

# THE SOUTHGATE CENTER

900 South Main Street

Farmville, VA 23901

37.291899, -78.396621



SIZE : 83,692 SF

## PROPERTY FEATURES

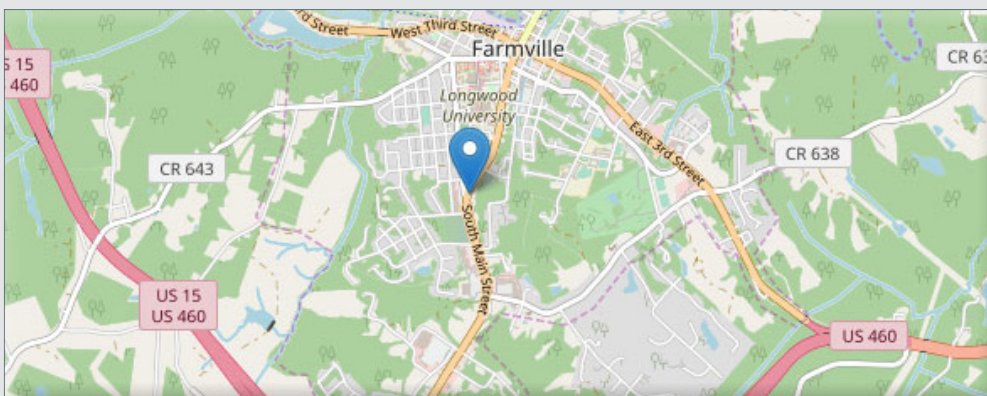
- 1,833 SF available for lease
- Walking distance to Longwood University (7,000 Students & Staff) and close proximity to Hampden-Sydney College (1,200 Students & Staff)
- Amazing visibility with pylon signage available on new monument sign
- Excellent opportunity to join mix-use center in the heart of Farmville
- Traffic Counts: South Main St : 19,000 VPD

## CO-TENANTS



| Trade Area Demographics     |         |
|-----------------------------|---------|
| SUMMARY                     |         |
| TOTAL POPULATION            | 47.1K   |
| TOTAL HOUSEHOLDS            | 16.8K   |
| MEDIAN HOUSEHOLD INCOME     | \$50.6K |
| BACHELOR'S DEGREE OR HIGHER | 20.63%  |
| AVG WEEKLY GROCERY SPEND    | \$57.25 |

| DEMOGRAPHICS – 2023   | 3 MILES  | 5 MILES  | 10 MILES |
|-----------------------|----------|----------|----------|
| ESTIMATED POPULATION  | 11,153   | 14,256   | 23,057   |
| AVG. HOUSEHOLD INCOME | \$61,367 | \$64,645 | \$66,940 |
| HOUSEHOLDS            | 3,234    | 4,341    | 7,532    |



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