

**Stone Mill Village  
Investment Property For Sale  
25,355 SF 8% Cap Rate w/ Leases  
1060 W Main St. Abingdon, VA  
\$3,700,000**



**Graham & Associates, REALTORS**  
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**Kelly Graham, CCIM**

**Wesley Graham**

<b>Stone Mill Village</b>		
<b>1060 West Main St Abingdon, VA 24210</b>		
<b>Tenant Lineup</b>		
<b>Building 1</b>		
<b>Tenant</b>	<b>Suite</b>	<b>Square footage</b>
United Southeast Federal Credit Union	1	1,520
Verizon Wireless	2&3	2,440
Salon Xclusive	4	1,240
T&V Nail Salon	5	1,000
Subway	6	1,400
Milano Italian Cuisine	7,8,9	3,405
Vacant	10	1,440
Mullis Sewing Center	11	1,000
Lux Soa & Tan	12	970
Vacant	13	540
<b>Building 2</b>		
<b>Tenant</b>	<b>Suite</b>	<b>Square Footage</b>
MACTEC	1,2,5	5,500
The Uncaged Bird Consignment Shop	3	1,000
State Farm	4	1,500
Vacant	6,7	1,705



# Executive Summary

1060 W Main St, Abingdon, Virginia, 24210  
Rings: 1, 3, 5 mile radii

Prepared By Graham & Associates - CCIM

Latitude: 36.69840  
Longitude: -82.01061

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,564	10,722	17,019
2010 Population	1,795	11,373	18,577
2018 Population	1,773	11,256	18,447
2023 Population	1,757	11,153	18,306
2000-2010 Annual Rate	1.39%	0.59%	0.88%
2010-2018 Annual Rate	-0.15%	-0.13%	-0.09%
2018-2023 Annual Rate	-0.18%	-0.18%	-0.15%
2018 Male Population	46.7%	47.1%	48.2%
2018 Female Population	53.2%	52.9%	51.8%
2018 Median Age	45.9	47.8	47.0

In the identified area, the current year population is 18,447. In 2010, the Census count in the area was 18,577. The rate of change since 2010 was -0.09% annually. The five-year projection for the population in the area is 18,306 representing a change of -0.15% annually from 2018 to 2023. Currently, the population is 48.2% male and 51.8% female.

### Median Age

The median age in this area is 45.9, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	94.5%	94.4%	94.9%
2018 Black Alone	2.1%	2.2%	1.9%
2018 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2018 Asian Alone	1.2%	1.1%	1.0%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	0.9%	0.7%	0.7%
2018 Two or More Races	1.2%	1.3%	1.3%
2018 Hispanic Origin (Any Race)	2.5%	2.2%	2.0%

Persons of Hispanic origin represent 2.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 13.3 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	702	4,765	7,494
2010 Households	861	5,194	8,312
2018 Total Households	849	5,129	8,253
2023 Total Households	840	5,078	8,184
2000-2010 Annual Rate	2.06%	0.87%	1.04%
2010-2018 Annual Rate	-0.17%	-0.15%	-0.09%
2018-2023 Annual Rate	-0.21%	-0.20%	-0.17%
2018 Average Household Size	2.05	2.16	2.18

The household count in this area has changed from 8,312 in 2010 to 8,253 in the current year, a change of -0.09% annually. The five-year projection of households is 8,184, a change of -0.17% annually from the current year total. Average household size is currently 2.18, compared to 2.17 in the year 2010. The number of families in the current year is 5,083 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$41,125	\$45,823	\$46,430
2023 Median Household Income	\$46,943	\$53,456	\$53,932
2018-2023 Annual Rate	2.68%	3.13%	3.04%
<b>Average Household Income</b>			
2018 Average Household Income	\$57,307	\$64,336	\$64,200
2023 Average Household Income	\$67,203	\$76,213	\$76,776
2018-2023 Annual Rate	3.24%	3.45%	3.64%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$27,166	\$29,827	\$29,137
2023 Per Capita Income	\$31,728	\$35,208	\$34,631
2018-2023 Annual Rate	3.15%	3.37%	3.52%

Current median household income is \$46,430 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$53,932 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$64,200 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$76,776 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$29,137 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,631 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	737	5,069	7,971
2000 Owner Occupied Housing Units	498	3,260	5,308
2000 Renter Occupied Housing Units	204	1,505	2,186
2000 Vacant Housing Units	35	304	477
2010 Total Housing Units	933	5,663	9,061
2010 Owner Occupied Housing Units	522	3,381	5,595
2010 Renter Occupied Housing Units	339	1,813	2,717
2010 Vacant Housing Units	72	469	749
2018 Total Housing Units	938	5,704	9,154
2018 Owner Occupied Housing Units	543	3,492	5,782
2018 Renter Occupied Housing Units	306	1,638	2,471
2018 Vacant Housing Units	89	575	901
2023 Total Housing Units	953	5,793	9,308
2023 Owner Occupied Housing Units	545	3,491	5,779
2023 Renter Occupied Housing Units	296	1,588	2,405
2023 Vacant Housing Units	113	715	1,124

Currently, 63.2% of the 9,154 housing units in the area are owner occupied; 27.0%, renter occupied; and 9.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 9,061 housing units in the area - 61.7% owner occupied, 30.0% renter occupied, and 8.3% vacant. The annual rate of change in housing units since 2010 is 0.45%. Median home value in the area is \$182,571, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.35% annually to \$205,019.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.