



GISH MILL

Vinton, VA

Real Estate Prospectus

July 17, 2026

2015
Vinton
Buys
Gish Mill

2016-2019
Environmental
Studies and
Public
Engagement

2019
Vinton
Issues
Redevelopment
RFP

Apr 2020
Vinton
Partners with
Gish Mill Davii

Fall 2020
DHR awards
Flood
Mitigation
Grant

Sep. 2021
Gish Mill
listed on
National
Register of
Historic
Places

Fall 2022
Flood Mitigation
Grant Complete
Vinton Transfers
title to Gish Mill
Davii

Sept 2023
Stabilization
Package begun

Aug 2024
Stabilization
Package
Complete

Dec 2025
Finish Package
Commenced

Mar 2027
Finish
Package
Complete

Gish Mill Redevelopment Timeline





Gish Mill Davii is redeveloping Vinton's former Gish's Mill / Holdren's Country Store, located at 350 Gus Nicks Blvd. The nearly 14,000 sq ft former mill, retail and warehouse is located on 1.5 acres. This property is highly visible and is located on a major travel corridor with an average daily traffic count of over 22,000 vehicles.

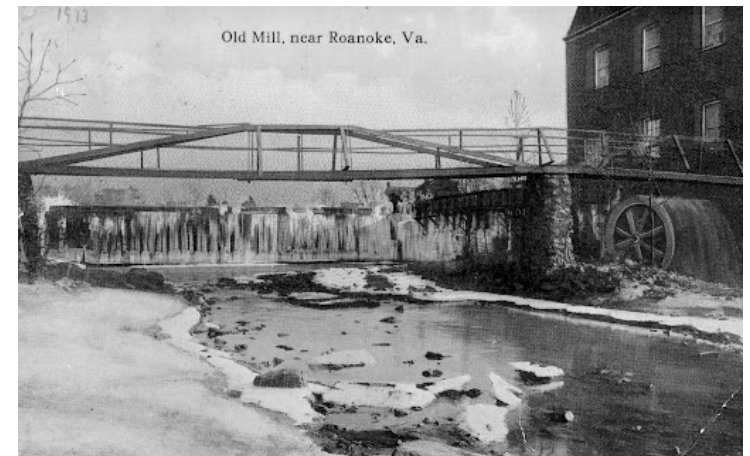
The Mill is featured in the Town's logo (shown to the left). It is believed to be the Town's oldest building, dating back to the early Republic, perhaps 1790s. It has many additions and collectively they communicate Town history to anyone interested. Town of Vinton has been a true partner throughout the process.

Property Highlights:

- Zoned MUD, for mixed-use redevelopment to include Retail, Office, Restaurant and/or Hospitality.
- Close to Downtown Vinton, near the William Byrd Apartments (90-units, Roland E Cook Lofts, the new Vinton Branch Library, Glade Creek Greenway and many other civic, cultural and recreational activities.
- Close to Rte. 460/Orange Ave, the Blue Ridge Parkway and Hardy Rd , a major travel route to Smith Mountain Lake.
- Undergoing renovation in compliance with Virginia and National Historic Registers

Notes:

- The Drawings on the following pages represent a general layout. Construction conditions may require changes
- Davii are amenable to custom modifications to suit your needs



VINTON COMMUTER PATTERNS

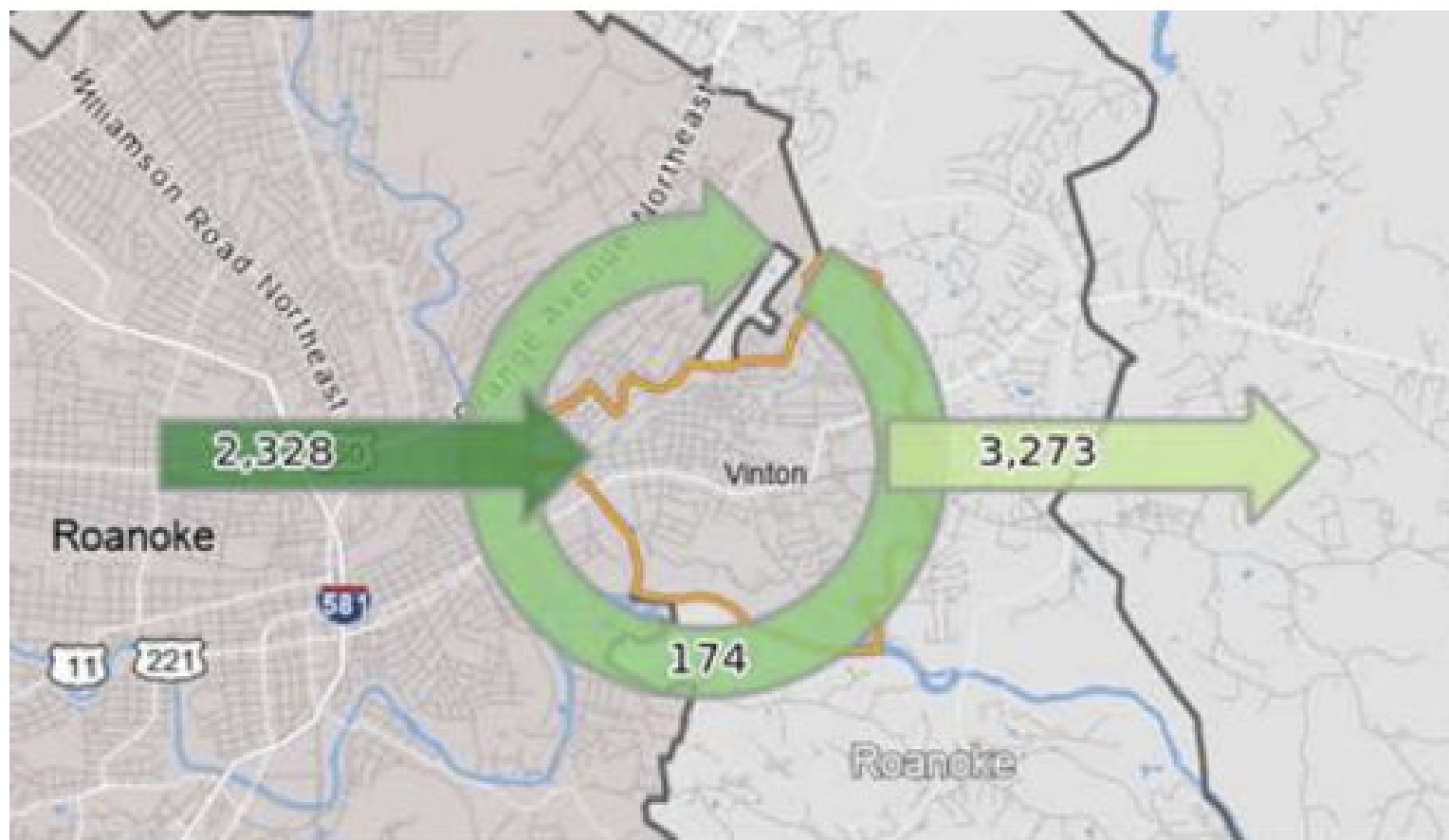


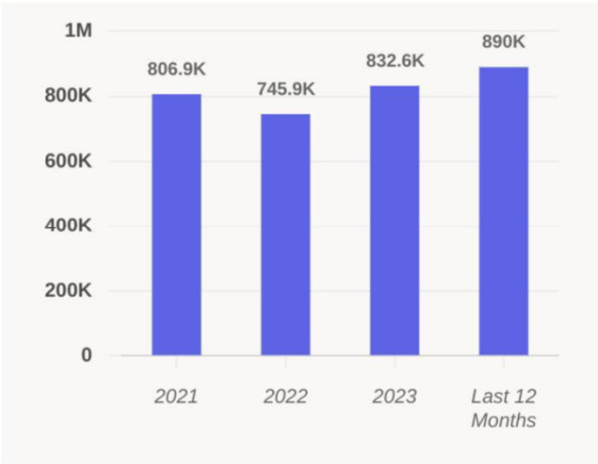
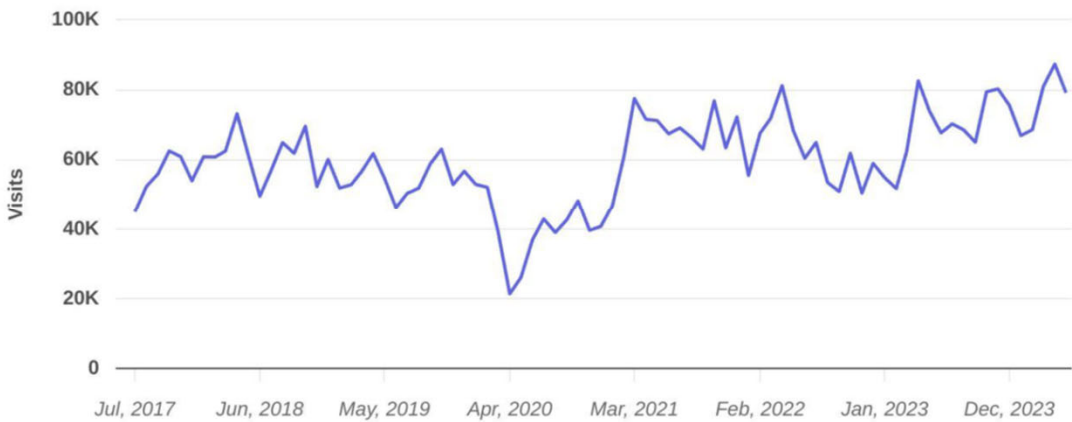
Figure 10. Worker Inflow and Outflow for Primary Jobs in Vinton

Source: U.S. Census Bureau, Center for Economic Studies, LEHD

ECONOMIC TRENDS

Visits Trend

Downtown Vinton
East Lee Avenue, Vinton, VA

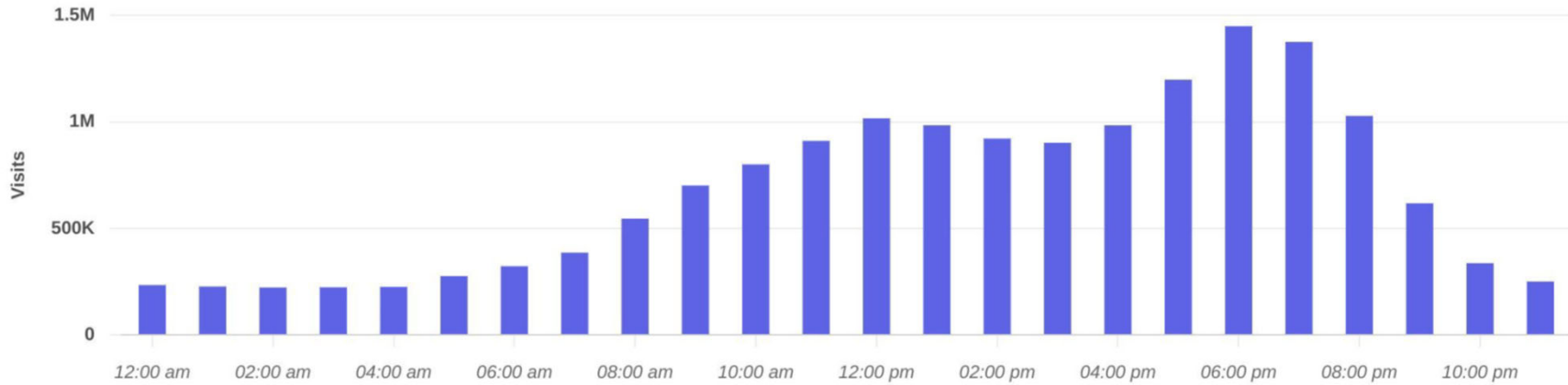


Monthly | Visits | Jun 30th, 2017 - May 31st, 2024
Data provided by Placer Labs Inc. (www.placer.ai)

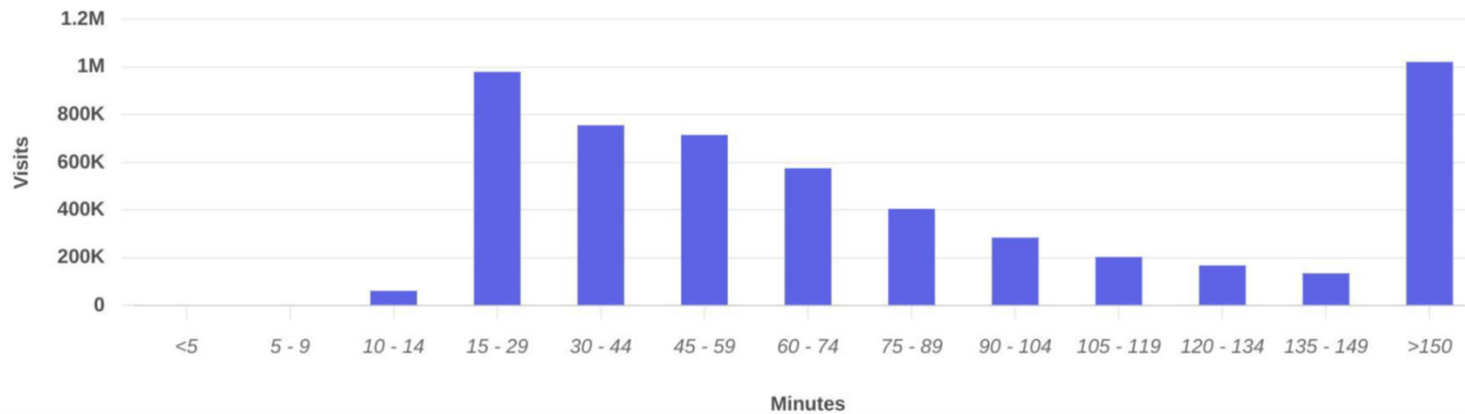


Hourly Visits

Downtown Vinton
East Lee Avenue, Vinton, VA 24179

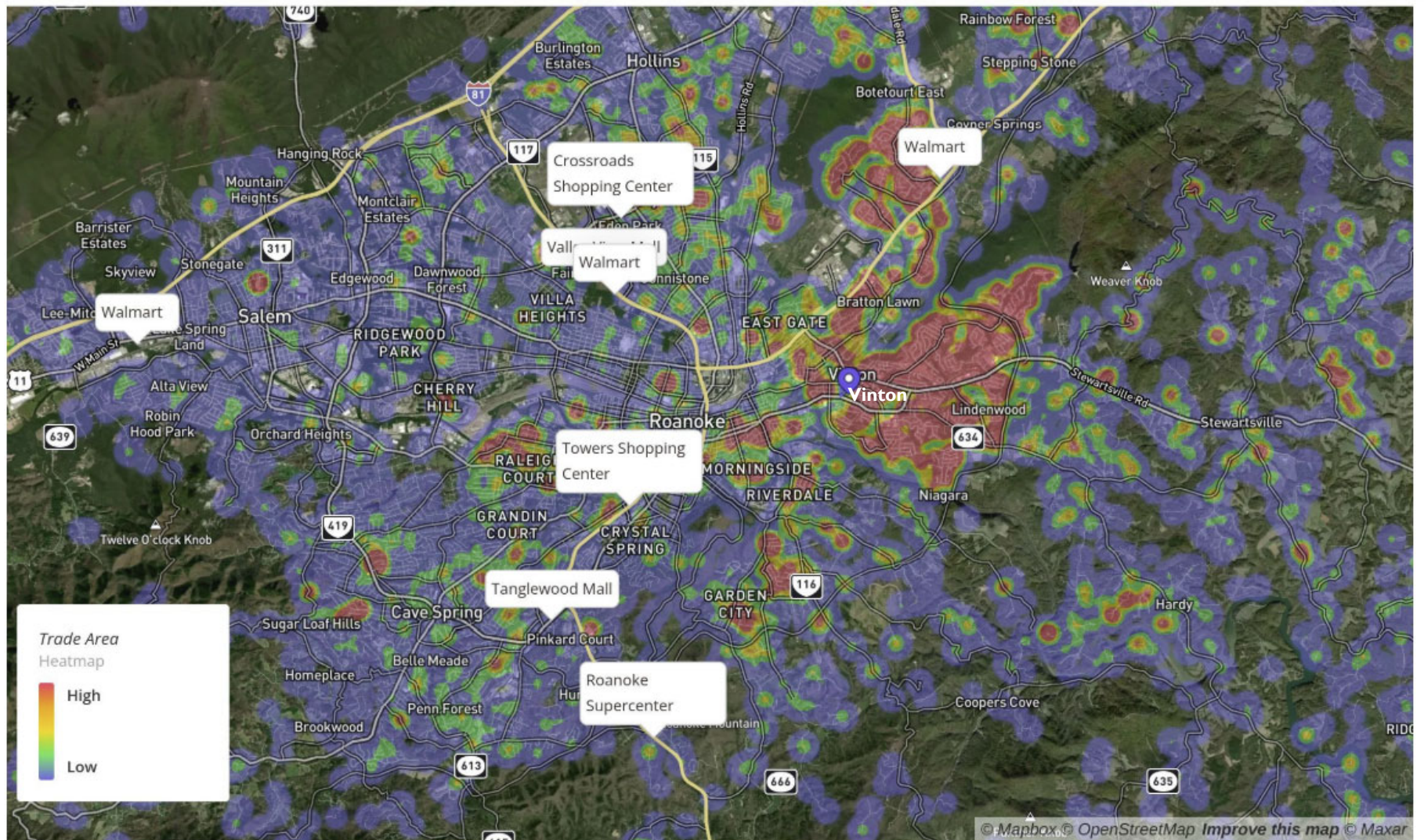


Downtown Vinton
East Lee Avenue, Vinton, VA 24179

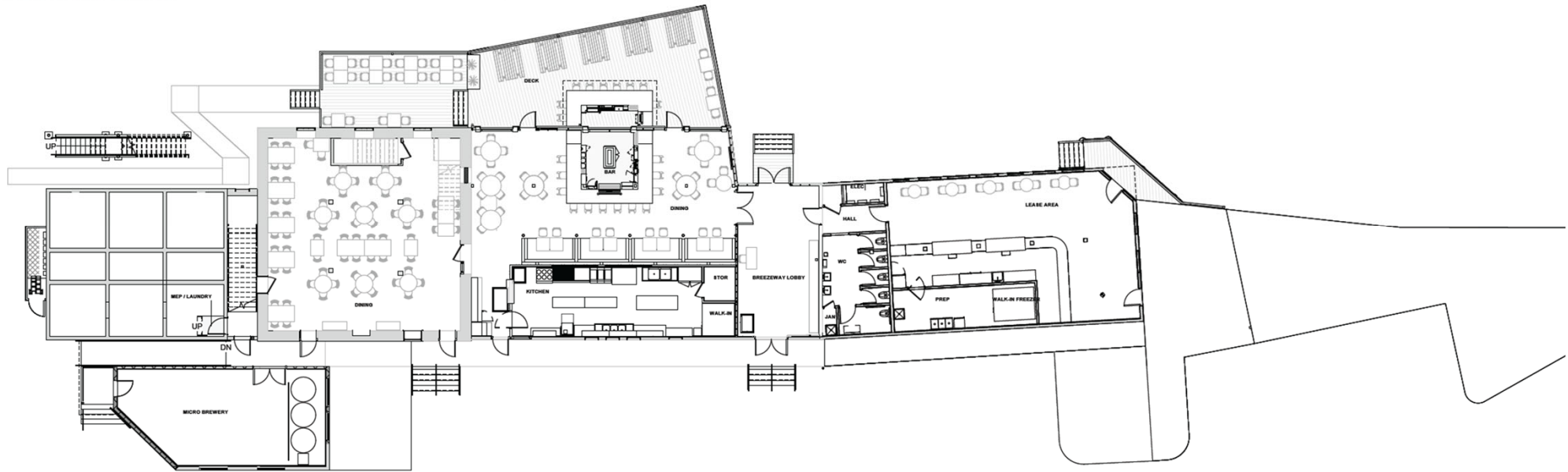


Average Stay	117 min
Median Stay	63 min

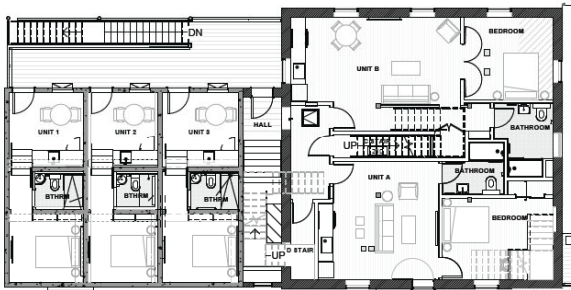
ECONOMIC TRENDS



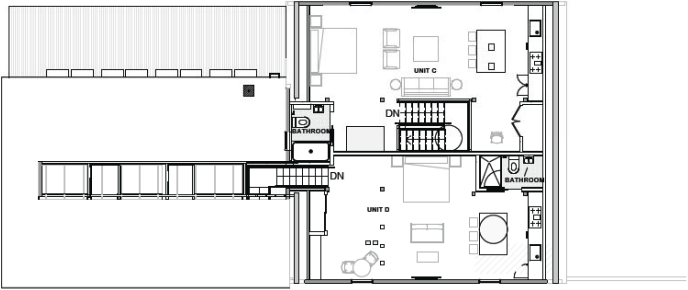
FLOOR PLANS



1ST FLOOR

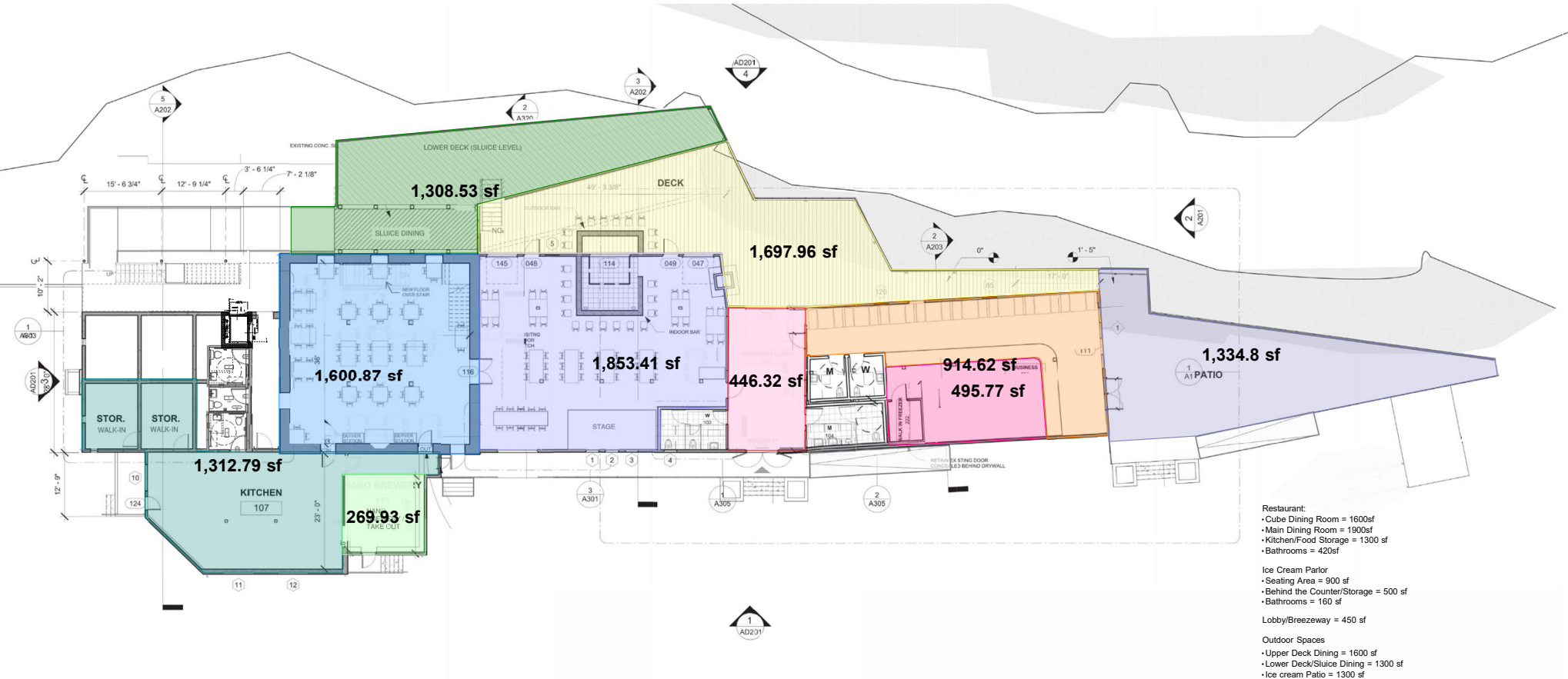


2ND FLOOR



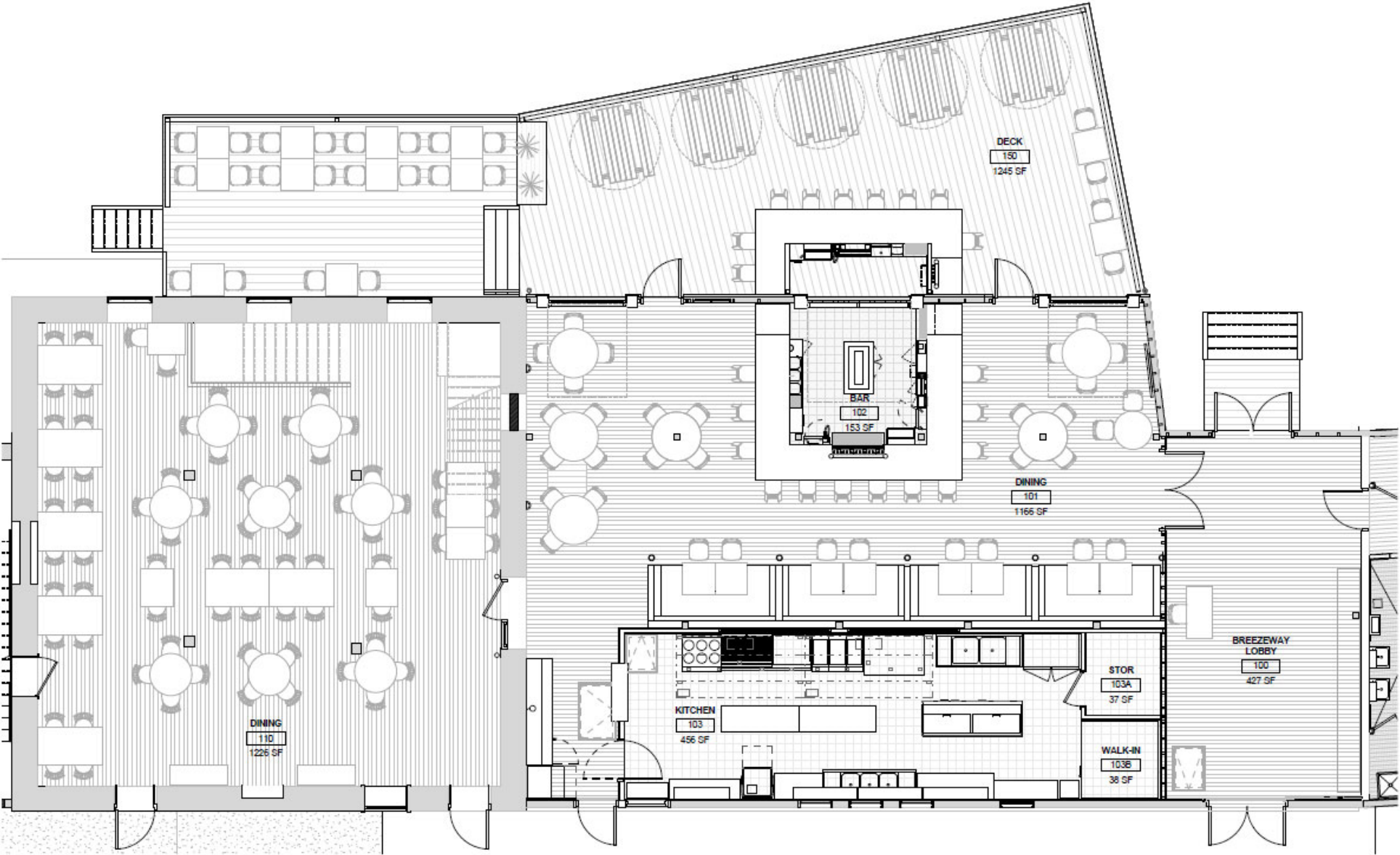
3RD FLOOR

FLOOR PLAN / 1ST FLOOR AREAS



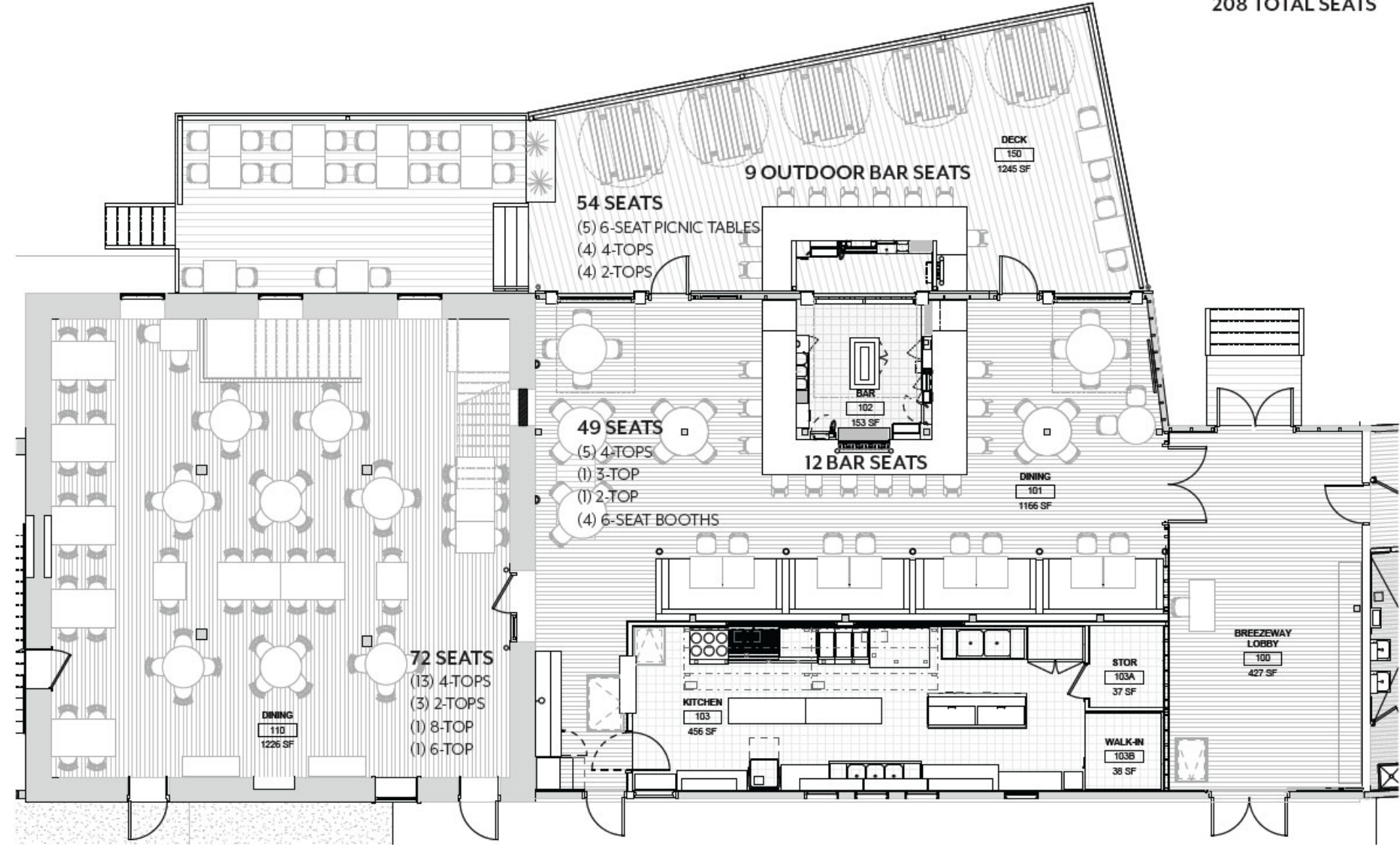
- Restaurant:
- Cube Dining Room = 1600sf
 - Main Dining Room = 1900sf
 - Kitchen/Food Storage = 1300 sf
 - Bathrooms = 420sf
- Ice Cream Parlor
- Seating Area = 900 sf
 - Behind the Counter/Storage = 500 sf
 - Bathrooms = 160 sf
- Lobby/Breezeway = 450 sf
- Outdoor Spaces
- Upper Deck Dining = 1600 sf
 - Lower Deck/Sluice Dining = 1300 sf
 - Ice cream Patio = 1300 sf

RESTAURANT / FLOOR PLAN

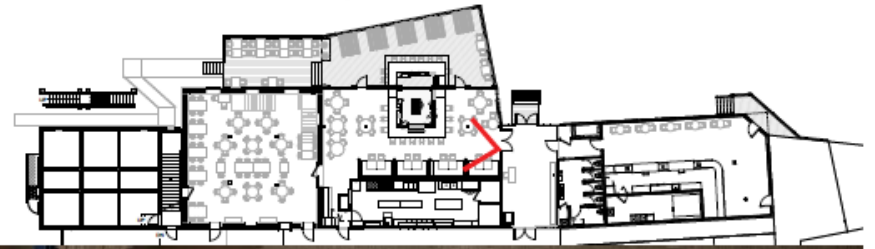


RESTAURANT / FLOOR PLAN

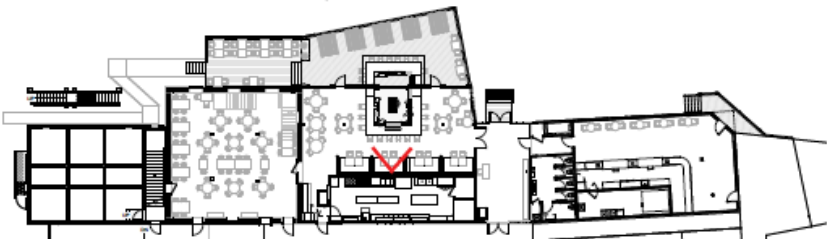
145 INDOOR SEATS
63 OUTDOOR SEATS
208 TOTAL SEATS



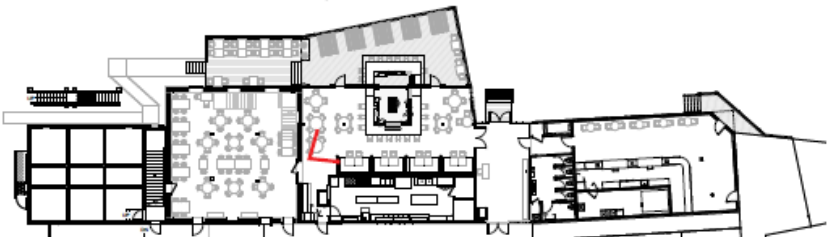
RESTAURANT / MAIN DINING 1



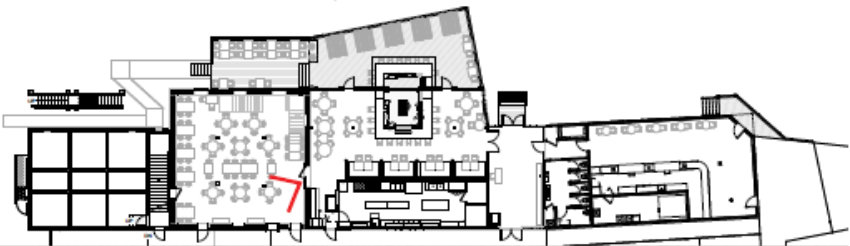
RESTAURANT / MAIN DINING 2



RESTAURANT / MAIN DINING 3



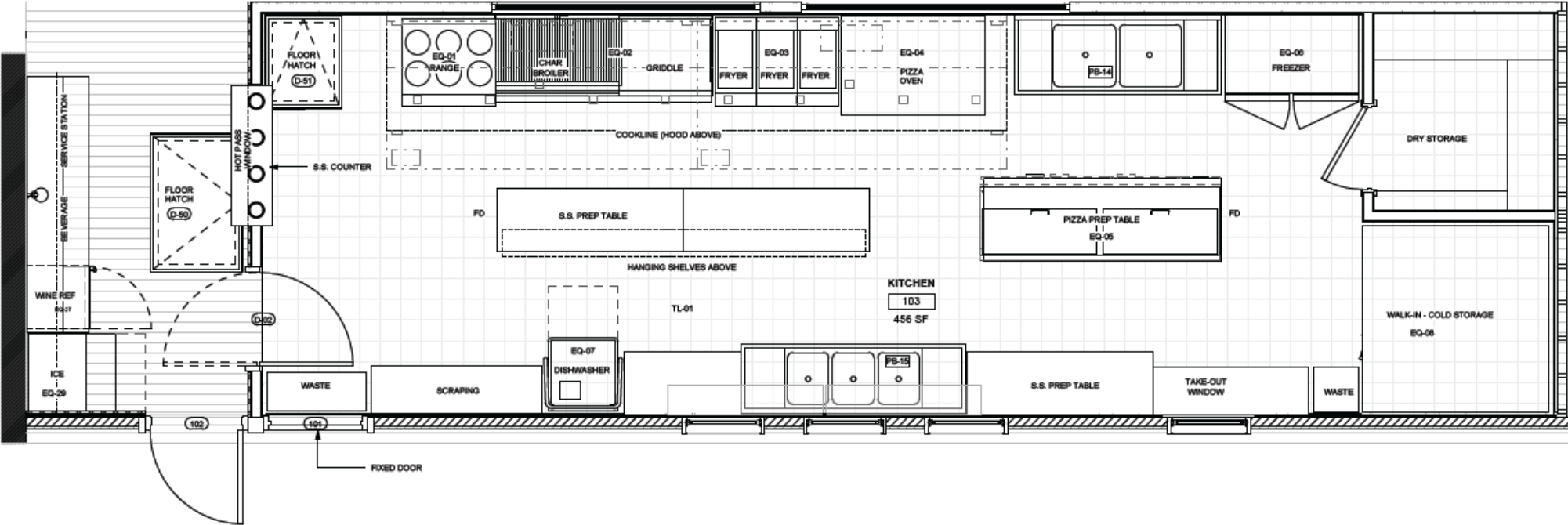
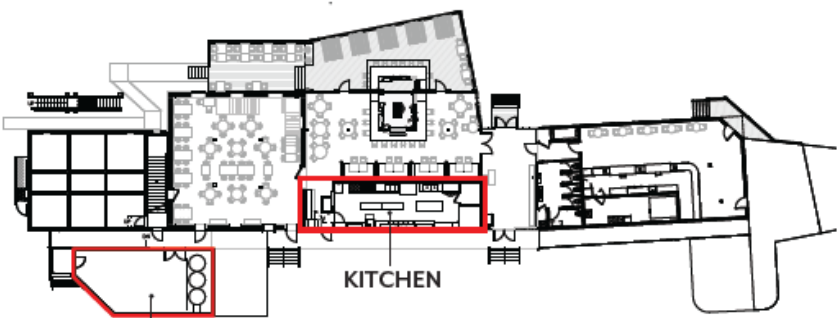
RESTAURANT / CUBE DINING 1



RESTAURANT / CUBE DINING 2



RESTAURANT / KITCHEN FLOOR PLAN

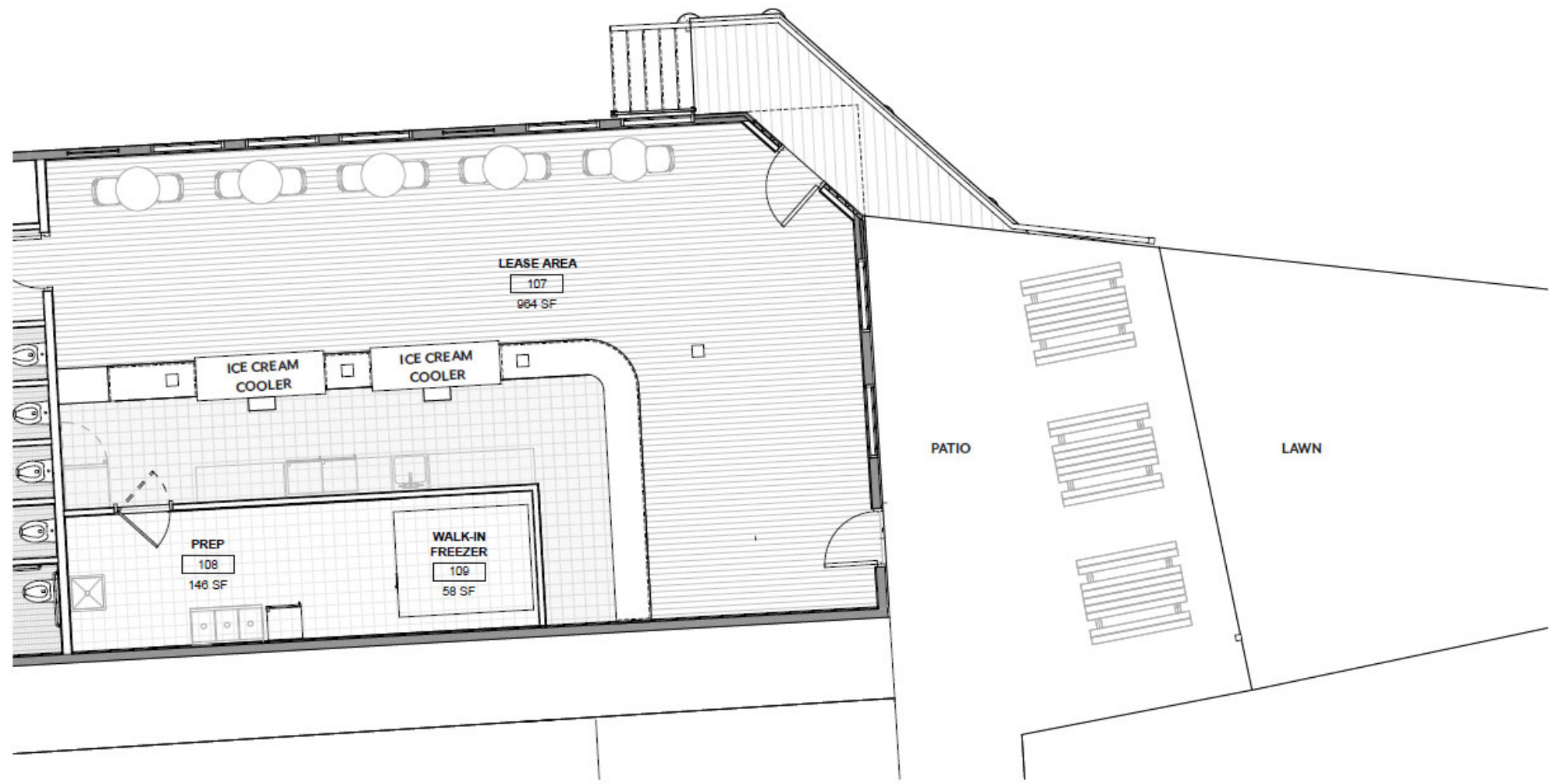


KITCHEN FLOOR PLAN

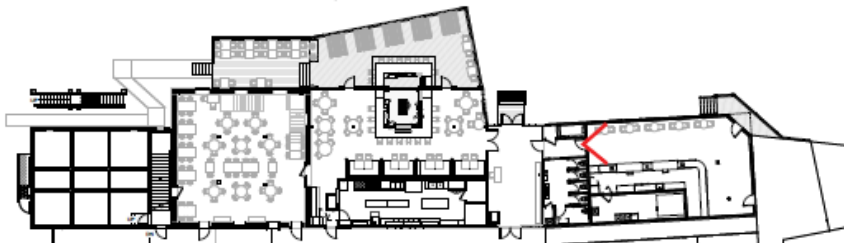
BREEZEWAY



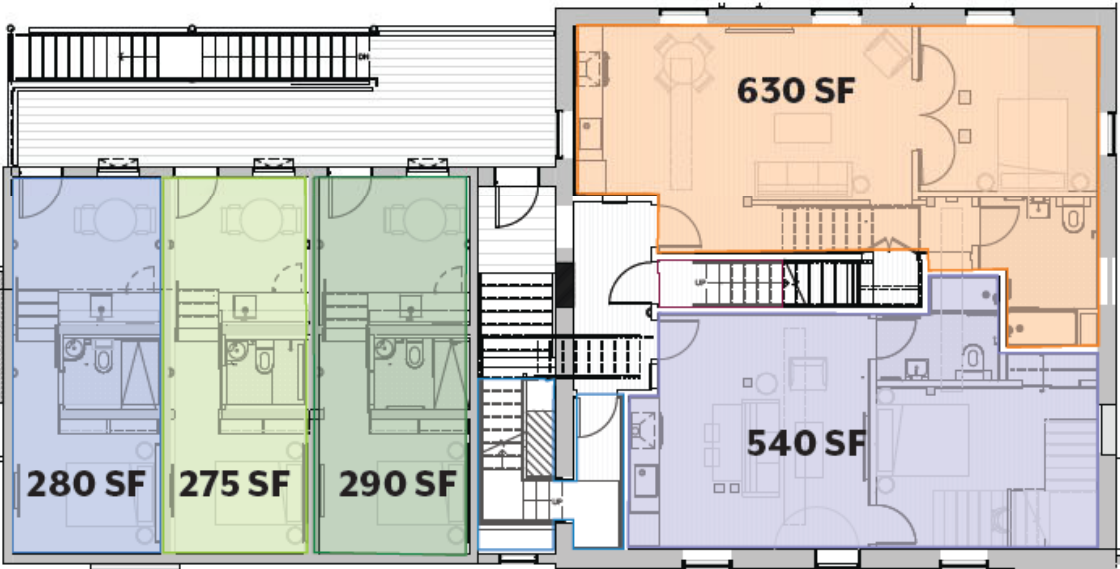
ICE CREAM SHOP / LEASE AREA POTENTIAL FLOOR PLAN



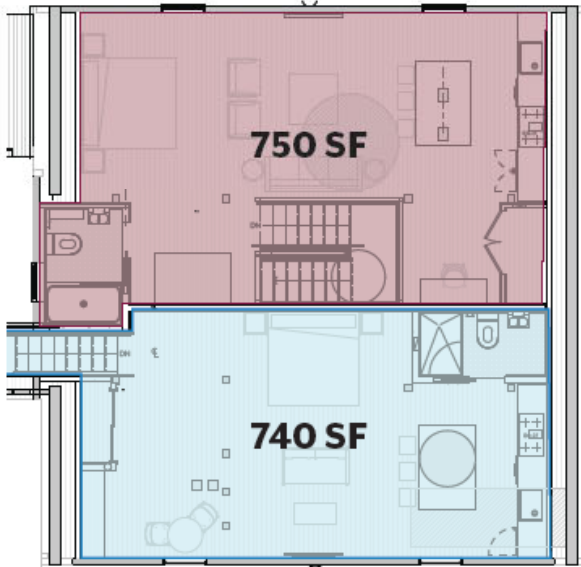
ICE CREAM SHOP / VIEW FROM BREEZEWAY ENTRY



LODGING / AREA PLANS

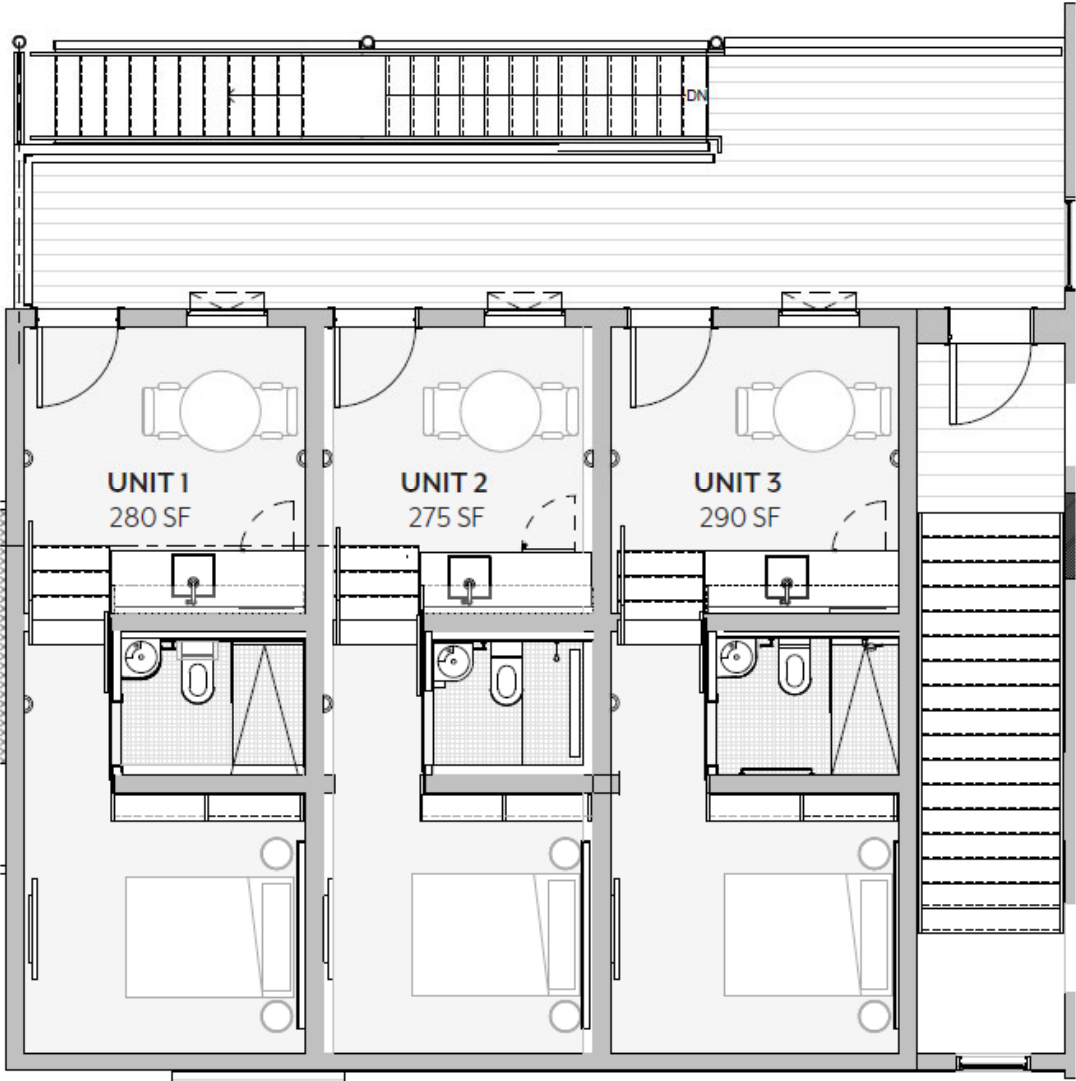


2ND FLOOR



3RD FLOOR

LODGING / SILO UNITS

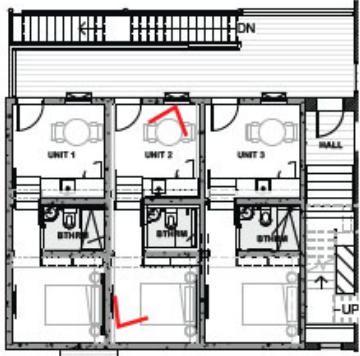


Gish Mill



BEAR

LODGING / SILO UNIT VIEWS

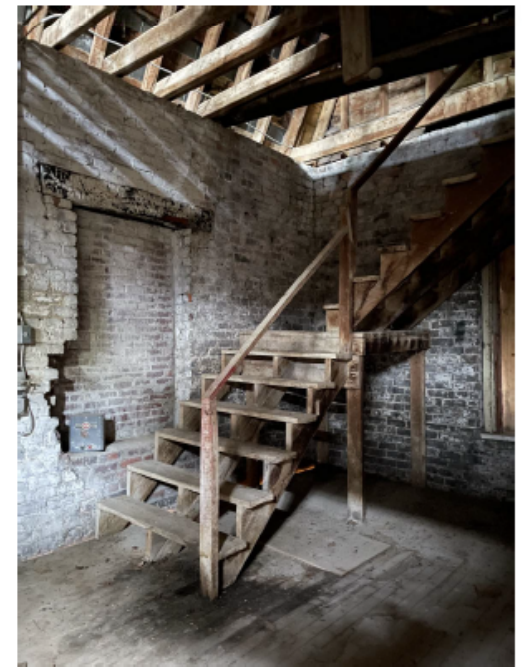
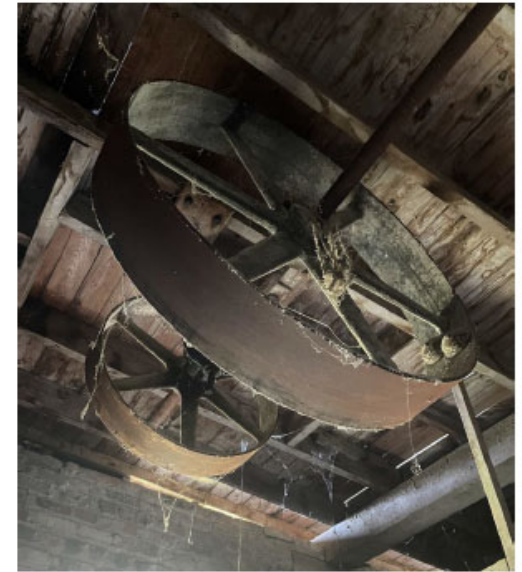
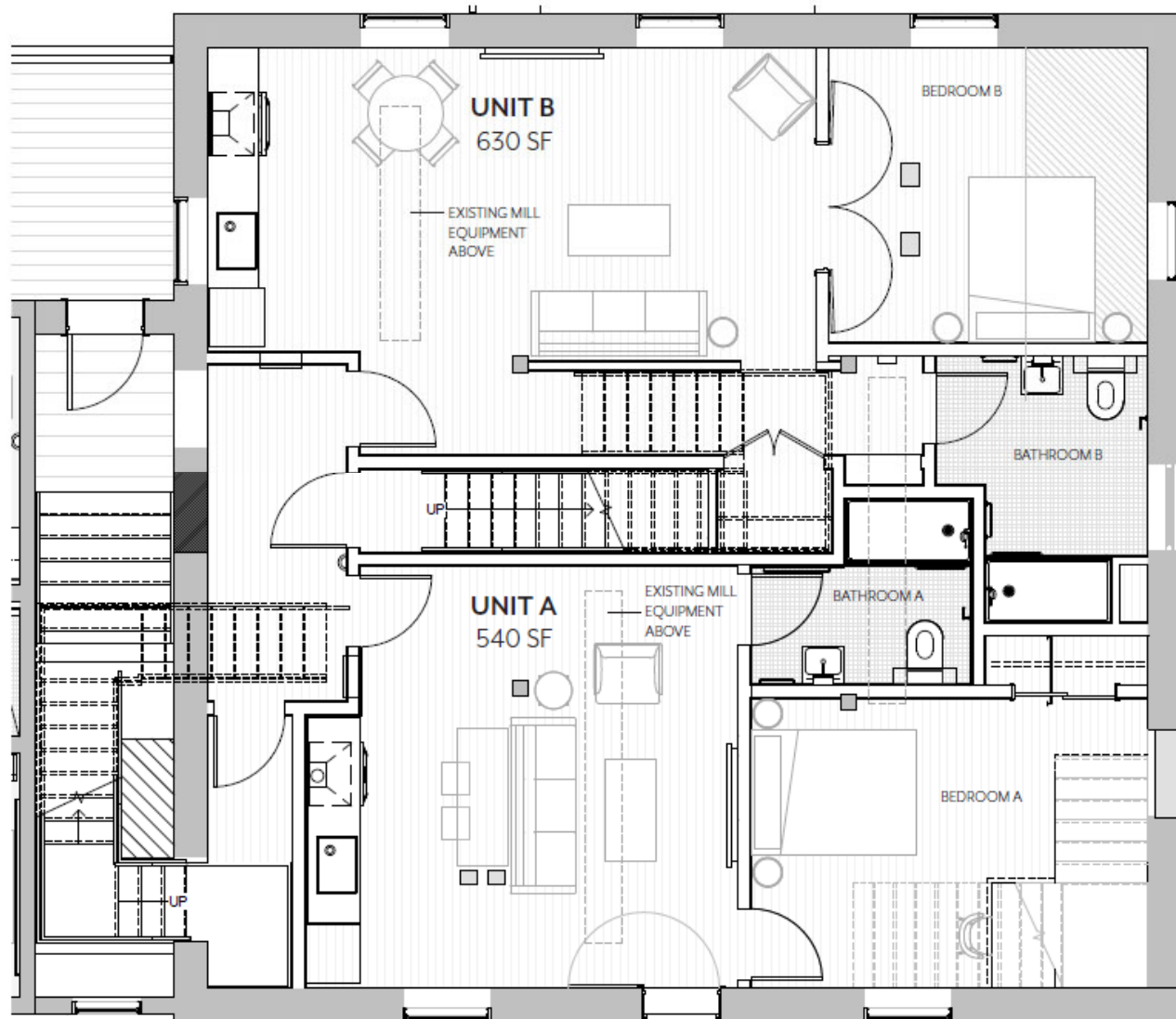


Gish Mill

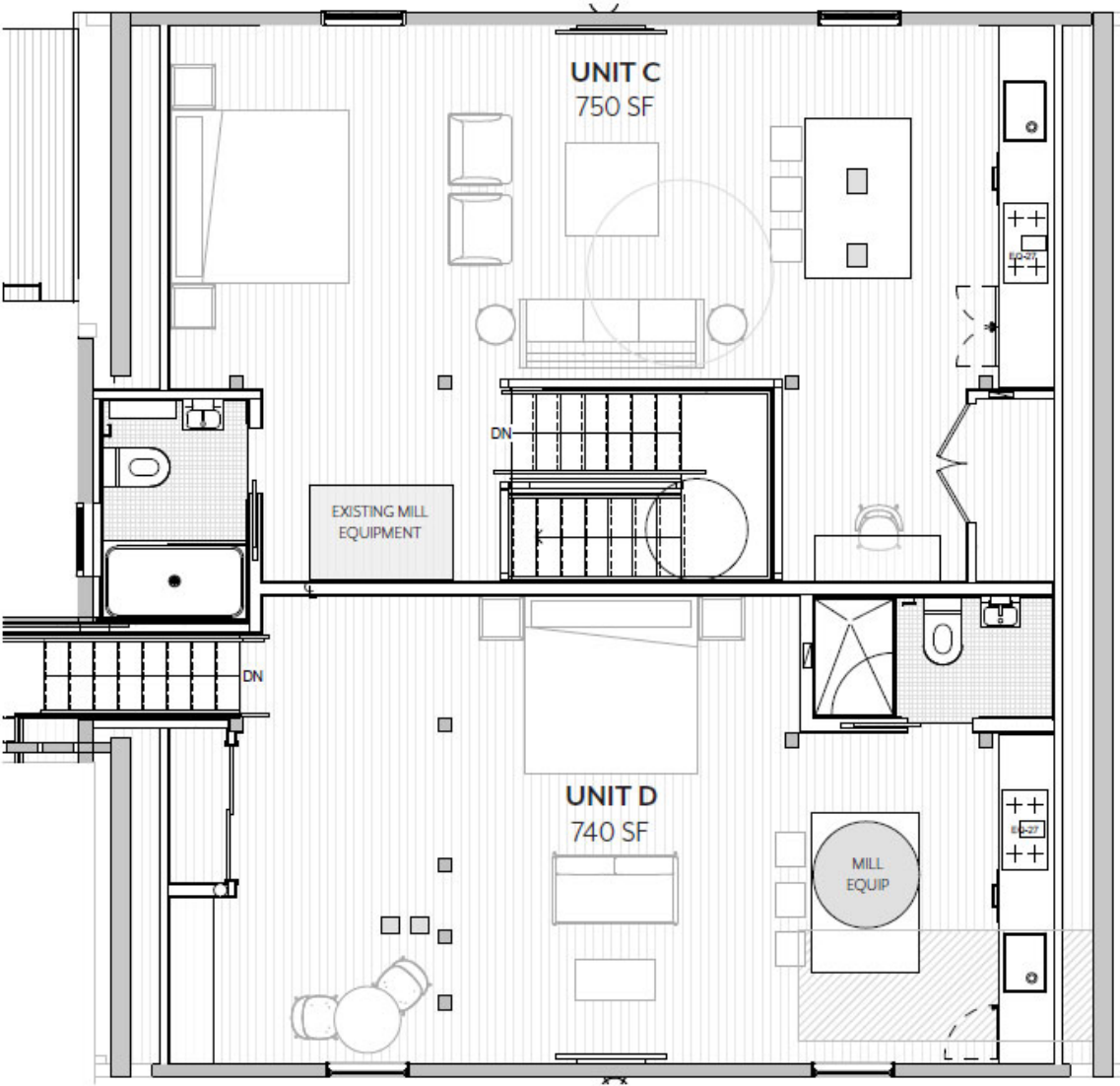


BEAR

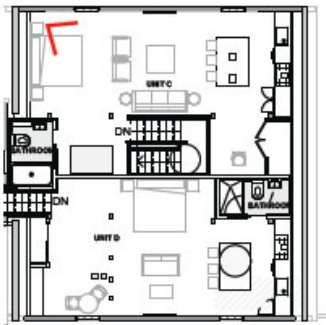
LODGING / 2ND FLOOR CUBE UNITS



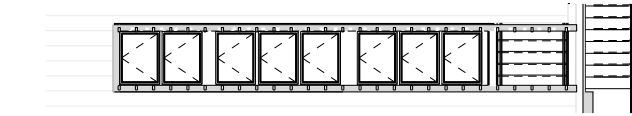
LODGING / 3RD FLOOR CUBE UNITS



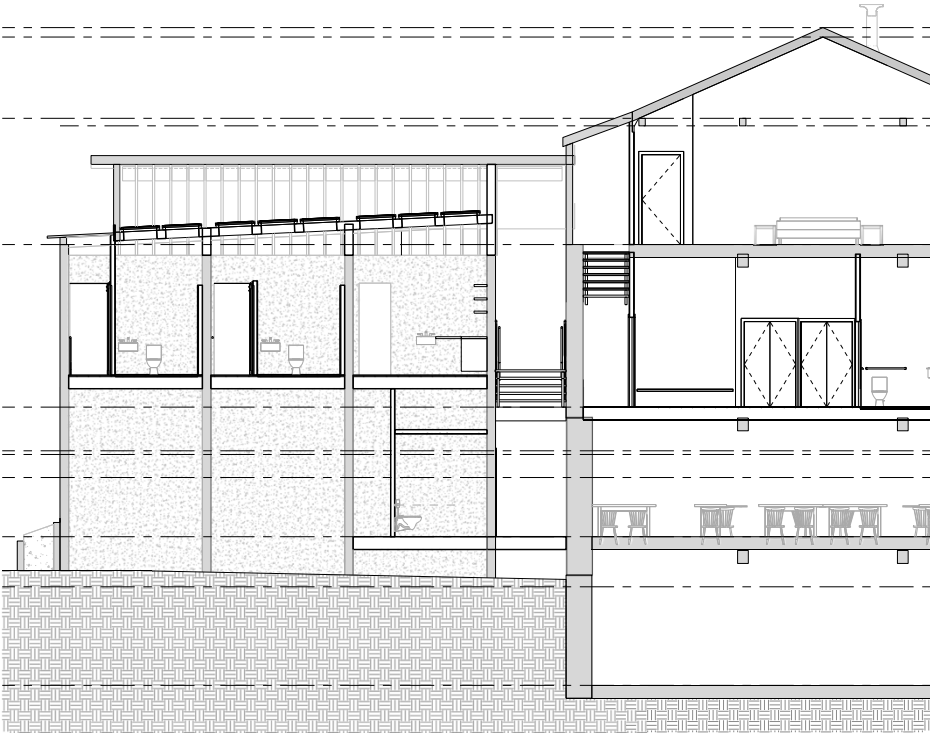
LODGING / 3RD FLOOR CUBE UNIT C VIEW



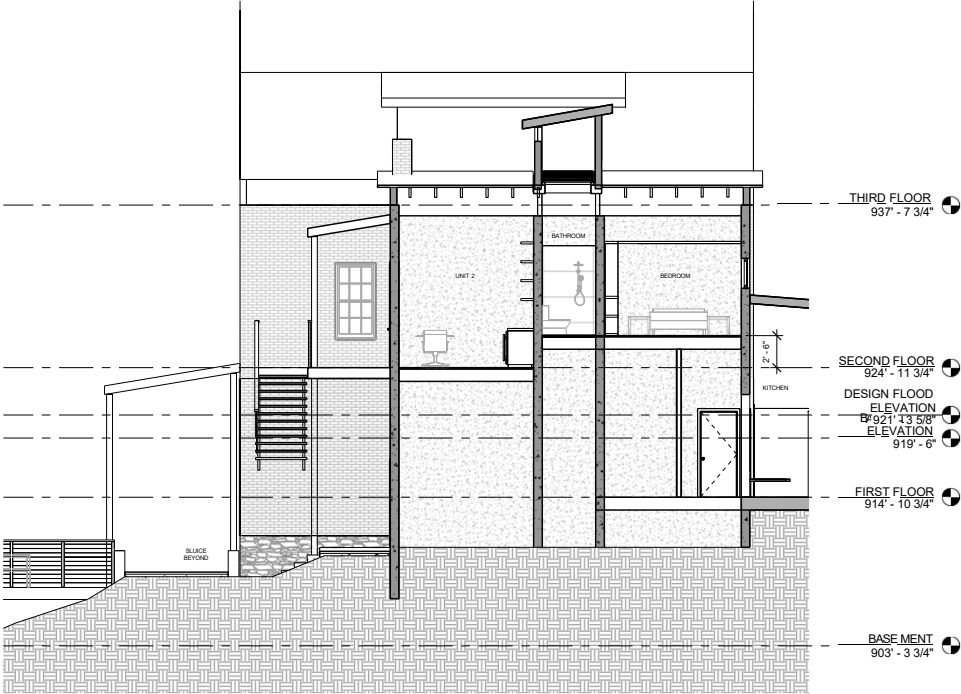
LODGING / SILO UNIT SECTIONS



PARTIAL ROOF PLAN



EAST-WEST SECTION

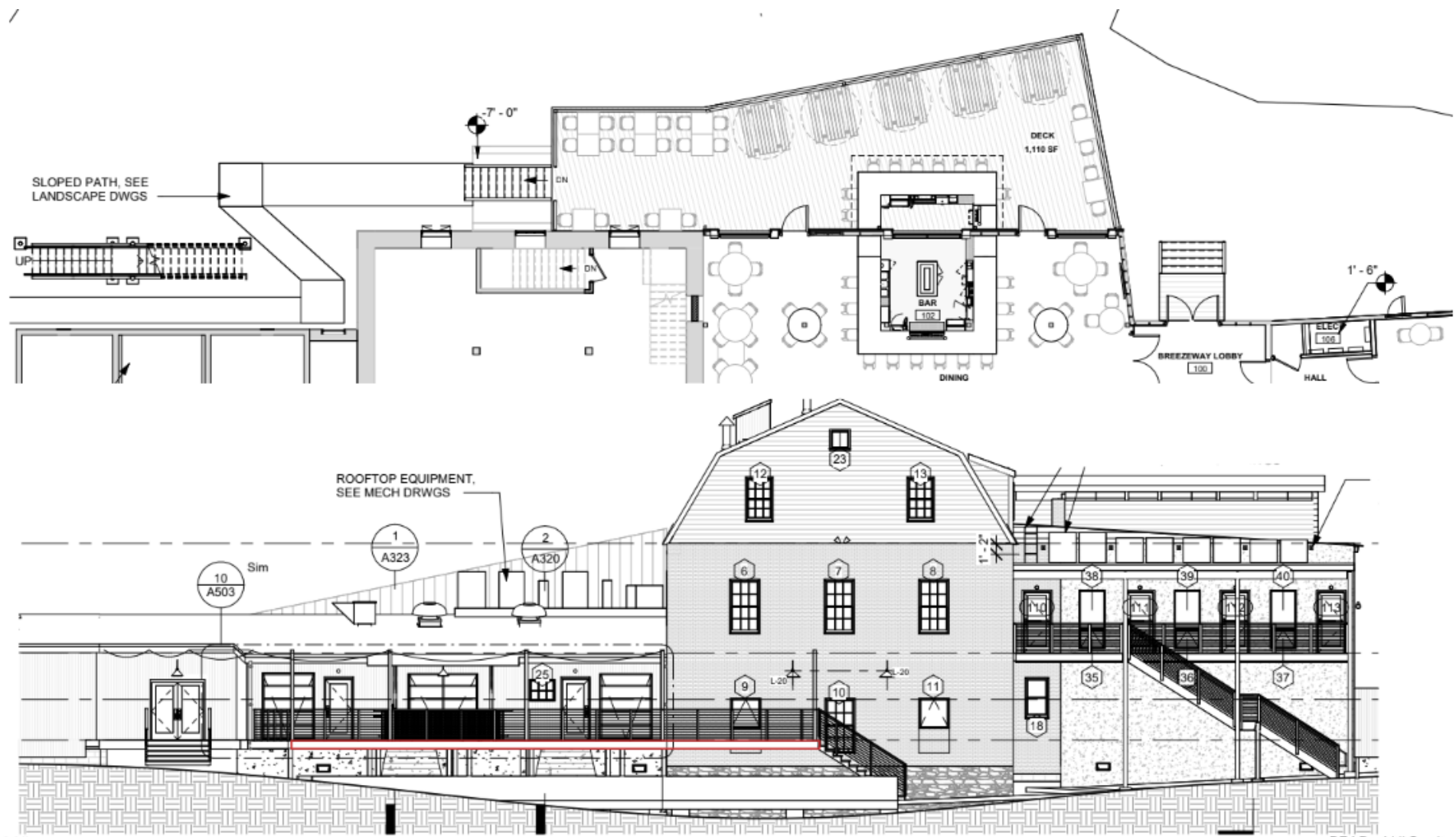


NORTH-SOUTH SECTION

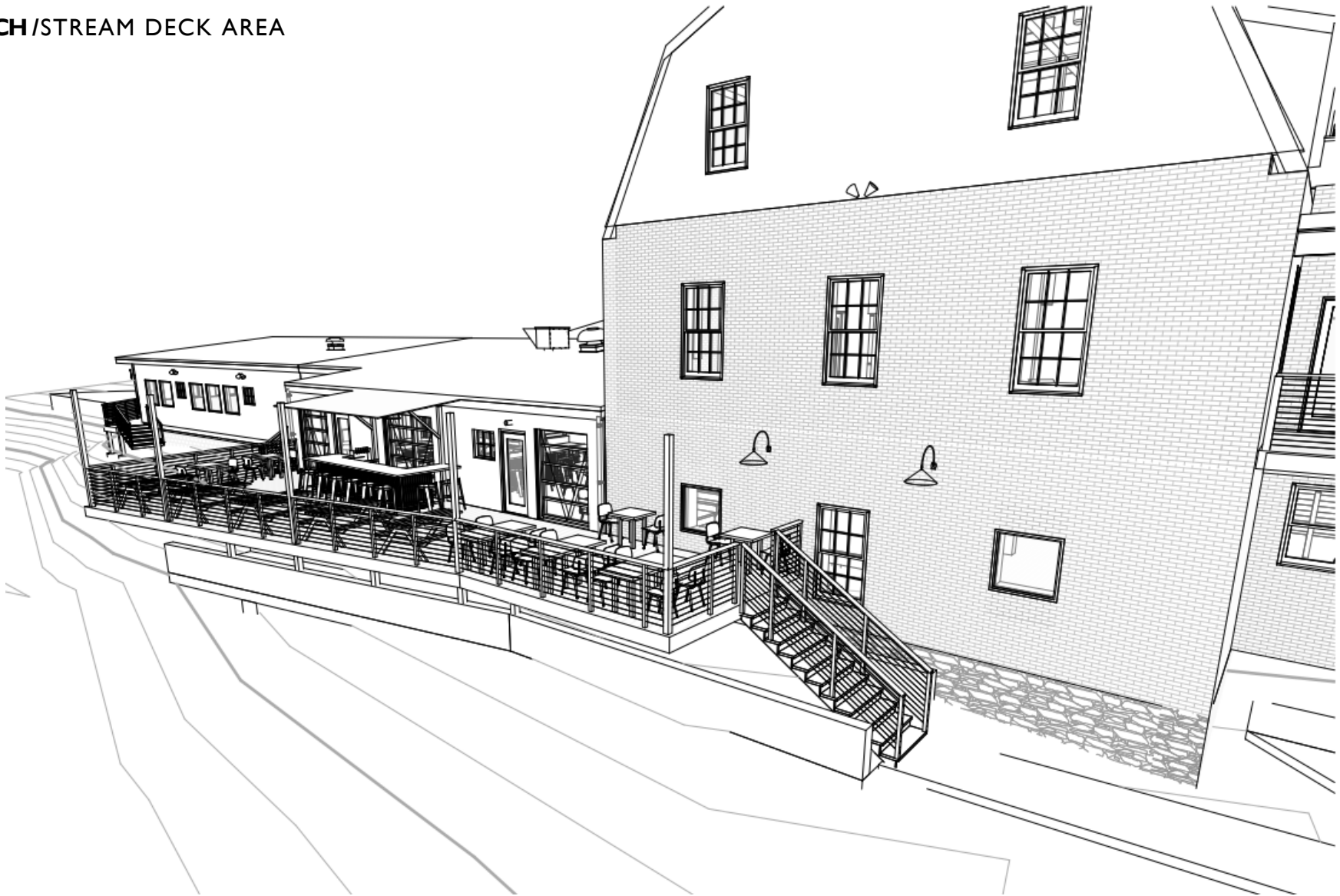
LODGING / PROPOSED WINDOWS



PLAN AND ELEVATION / STREAM DECK AREA



3d SKETCH /STREAM DECK AREA









Branding:

- We are currently looking at alternatives for logos and branding.
- Let us know if you like one

YOU CAN MAKE HISTORY!

JOIN US AT THE GISH MILL

Seeking Highly Qualified Tenants:

- We will feature a mix of attractive tenants
- Move-in time predicted Spring, 2027

For Information regarding leasing:

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Gish Mill Davii
540-314-8875
dbtrinkle@gmail.com

