

77 Scattergood Dr NW

# 125 Scattergood Dr NW

Christiansburg, VA

# Exclusively Presented By:

**CARMEN ELLIOTT**

Principal Broker

Mobile: 5403572084

Carmen@elliottinc.com

License #: 0225247701

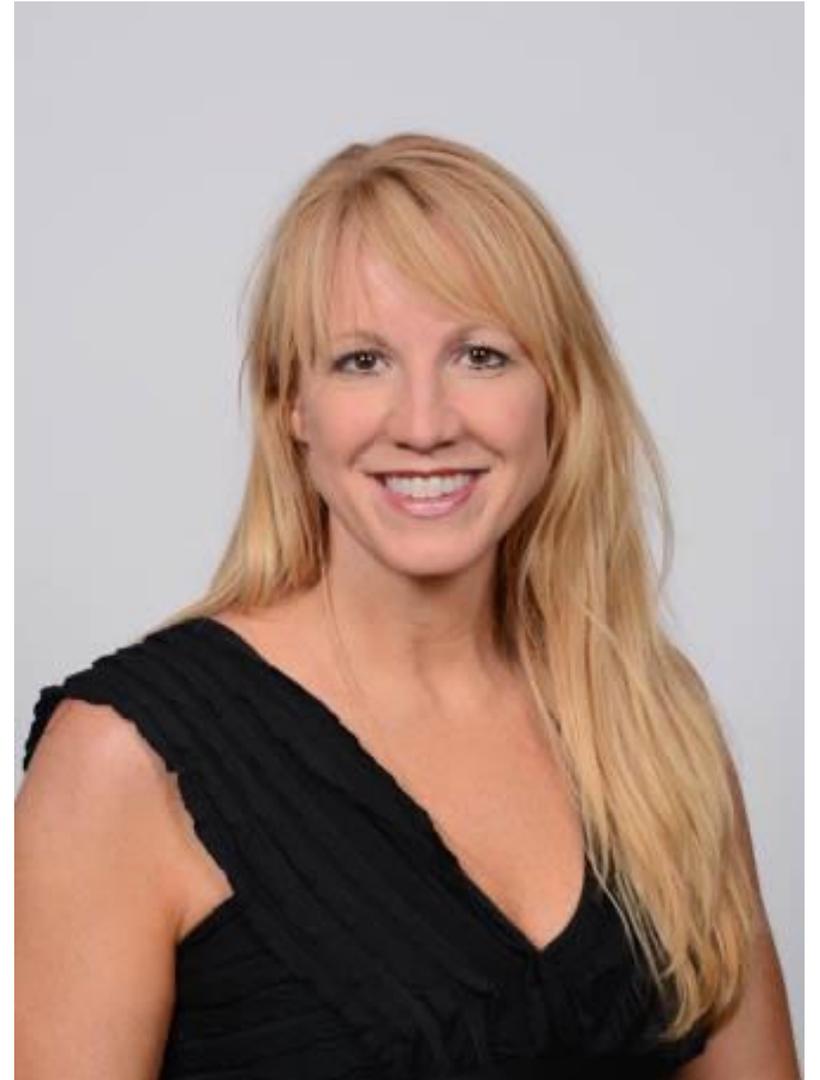


**Elliott Inc.**

Office: 540.357.2084

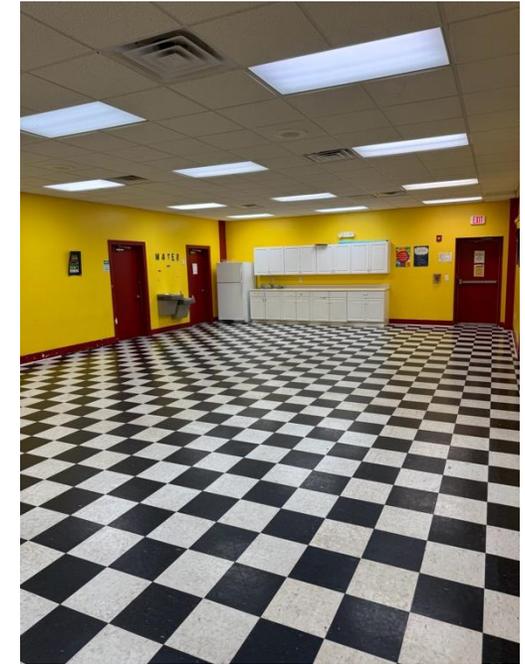
Elliottinc.com

17 N Franklin St. Christiansburg, VA 24073



# Building Description

Lease Rate Per Year	\$12 - \$18
SqFt	4,000 - 7,500
Zoning	B3
Lease Type	NNN
Drive In Door	1
Loading Dock	1
Property Type	Retail/Industrial
Ceiling Height	18-20 Feet

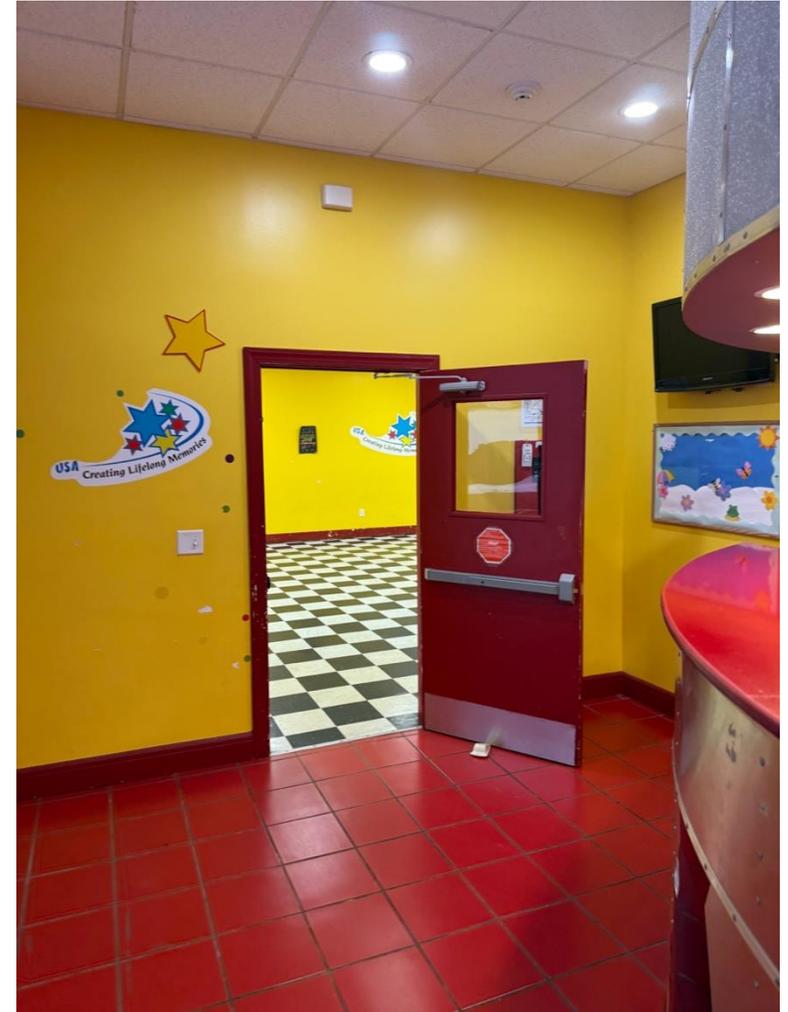


Position your business in the heart of the New River Valley at 77 Scattergood Drive, a 7,500 SF retail and entertainment space formerly home to *Adventure Club*. This versatile building is well-suited for laser tag, gymnastics, dance, youth enrichment, boutique fitness, experiential retail, or destination concepts that benefit from open space, ceiling height, and easy access.

The property is located in Christiansburg, just minutes from Blacksburg, Virginia Tech, and the regional retail corridor serving the Roanoke submarket. The site benefits from strong daily traffic in a highly visible commercial area, providing excellent exposure and convenient access for families, students, and commuters throughout the region.

# Highlights

- 4,000 - 7,500 SF of adaptable retail / entertainment space
- Former Adventure Club – built for active and experiential uses
- Approximately 20 on-site parking spaces
- Excellent access to Route 460 and major Christiansburg retail nodes
- Strong regional draw from Christiansburg, Blacksburg, and Roanoke



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By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees not to photocopy or duplicate any part of this offering memorandum.

If you have no interest in the subject property, please promptly return this offering memorandum to **ELLIOTT INC**.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

**ELLIOTT INC** has not made any investigation and makes no warranty or representation with respect to:

- The income or expenses of the property
- The future projected financial performance
- The size and square footage of the property or improvements
- The presence or absence of contaminating substances, PCBs, or asbestos
  - Compliance with local, state, and federal regulations
  - The physical condition of the improvements
- The financial condition or business prospects of any tenant
- Any tenant's plans or intentions to continue occupancy

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE ELLIOTT INC ADVISOR FOR MORE DETAILS.**



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