

# MONTVALE CENTER FOR COMMERCE

25± ACRES OF NEW LAND DEVELOPMENT AVAILABLE IN BEDFORD COUNTY, VIRGINIA



**Loretta Cataldi**  
**PRINCIPAL**

loretta.cataldi@divaris.com  
804.335.0232

**Dawn Calabrese**  
**SENIOR VICE PRESIDENT**

dawn.calabrese@divaris.com  
804.977.2091

**Sam McCoy**  
**SENIOR VICE PRESIDENT**

smccoy@divaris.com  
540.520.1518



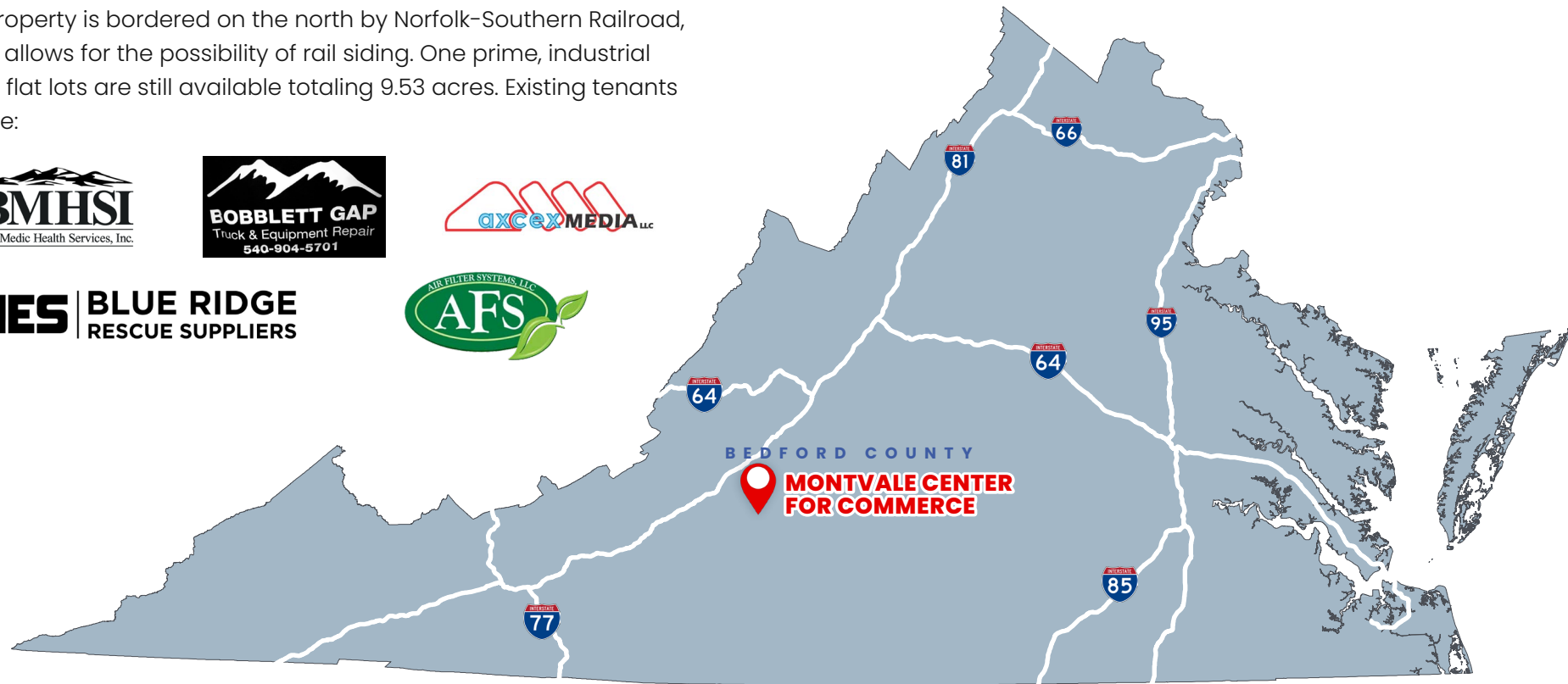
# Property Overview

## MONTVALE CENTER FOR COMMERCE

**The Montvale Center for Commerce** is made up of two distinct business parks in close proximity to one another. The commerce center is an 25± acre site that is commercially zoned.

It is positioned on U.S. 460 in front of a county recreation park and next to the Montvale Elementary School. Across from the commercially zoned property is a 45-acre park designed for non-commercial business and industry.

This property is bordered on the north by Norfolk-Southern Railroad, which allows for the possibility of rail siding. One prime, industrial zoned flat lots are still available totaling 9.53 acres. Existing tenants include:





# Property Summary

## MONTVALE CENTER FOR COMMERCE

### LOCATION

On U.S. Route 460 in Western Bedford County, midway between Bedford and Roanoke. 21 miles from interstate 81. Distance to retail: Town of Bedford 10 miles. Blue Ridge 9 miles & Roanoke 18 miles

### MONTVALE SOUTH:

- 16± acre commercial shopping center
- Prime location for retail development

### MONTVALE NORTH:

- 45± acre business park
- (1) remaining 9.53 acre lot
- Potential building size of 17,500 SF

### TAXES

**Real Estate** \$0.41 per \$100 Assessed Value

**Machinery & Tools** \$1.20 per \$100 Assessed Value

**Personal Property** \$1.70 per \$100 Assessed Value

**Incentives available**

### UTILITIES

- 6" Water line | **Montvale Water**
- 8" Sewer lines | **Bedford Regional Water Authority**
- Electricity and fiber available | **Appalachian Power**
- Propane available







# Parcels Available

MONTVALE CENTER FOR COMMERCE

## LOT DEVELOPMENTS

- PHASE I (AVAILABLE)
- PHASE I (SOLD)

## AVAILABLE PARCELS

### MONTVALE NORTH

LOT #	ACREAGE
I-1	9.53

### MONTVALE SOUTH

LOT #	ACREAGE
C-1	2.06
C-2	4.67
C-3	3.72
C-4	5.64

## EXISTING TENANTS

- (A) BMHSI  
Bio-Medic Health Services, Inc.
- (B) OXCO MEDIA LLC
- (C) MES BLUE RIDGE  
RESCUE SUPPLIERS
- (D) BOBBLETT GAP  
Trucks & Equipment Repair  
540-994-9701
- (E) AFS  
AIR FLOW SYSTEMS, INC.

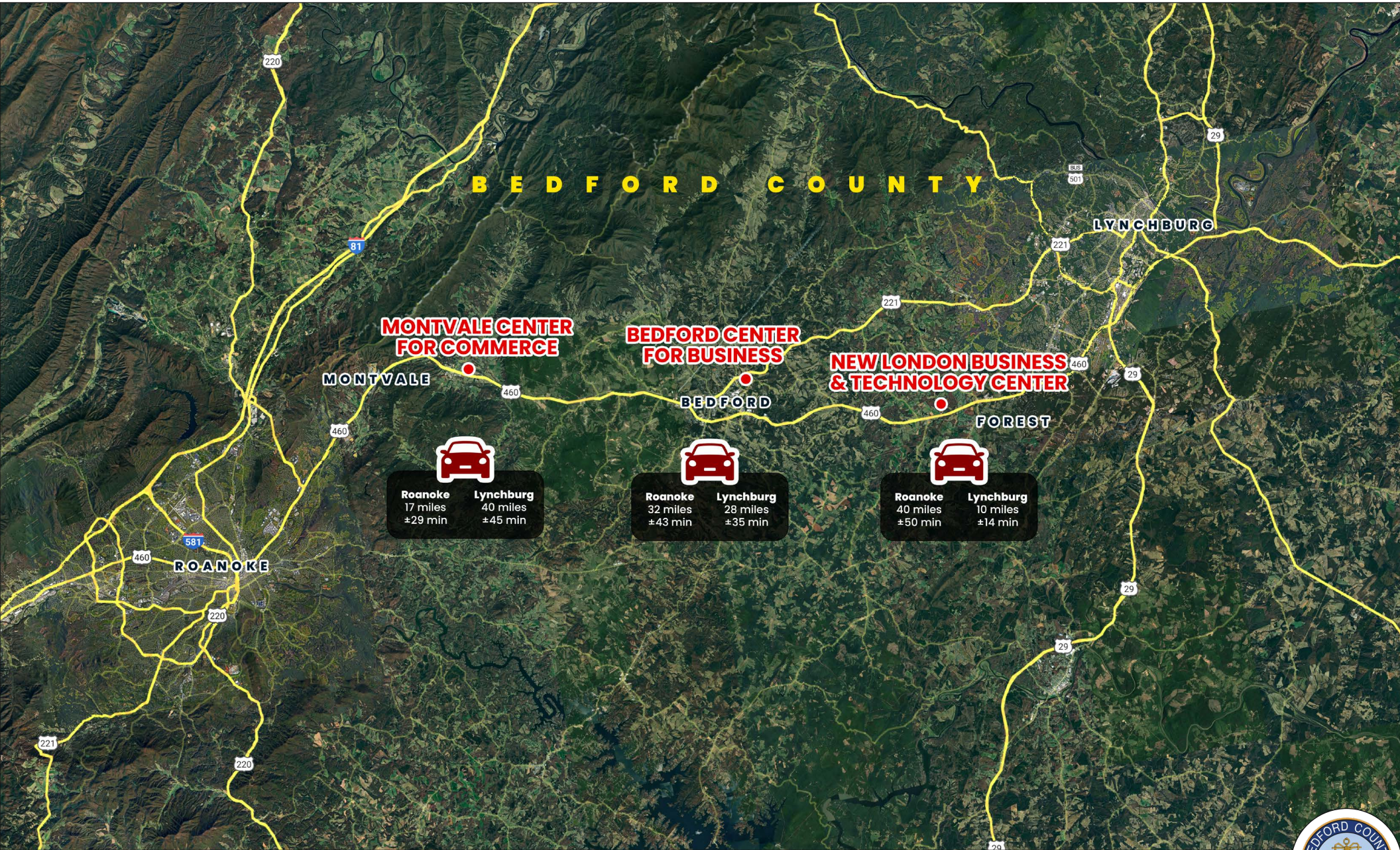






# Bedford EDA Portfolio

MONTVALE CENTER FOR COMMERCE

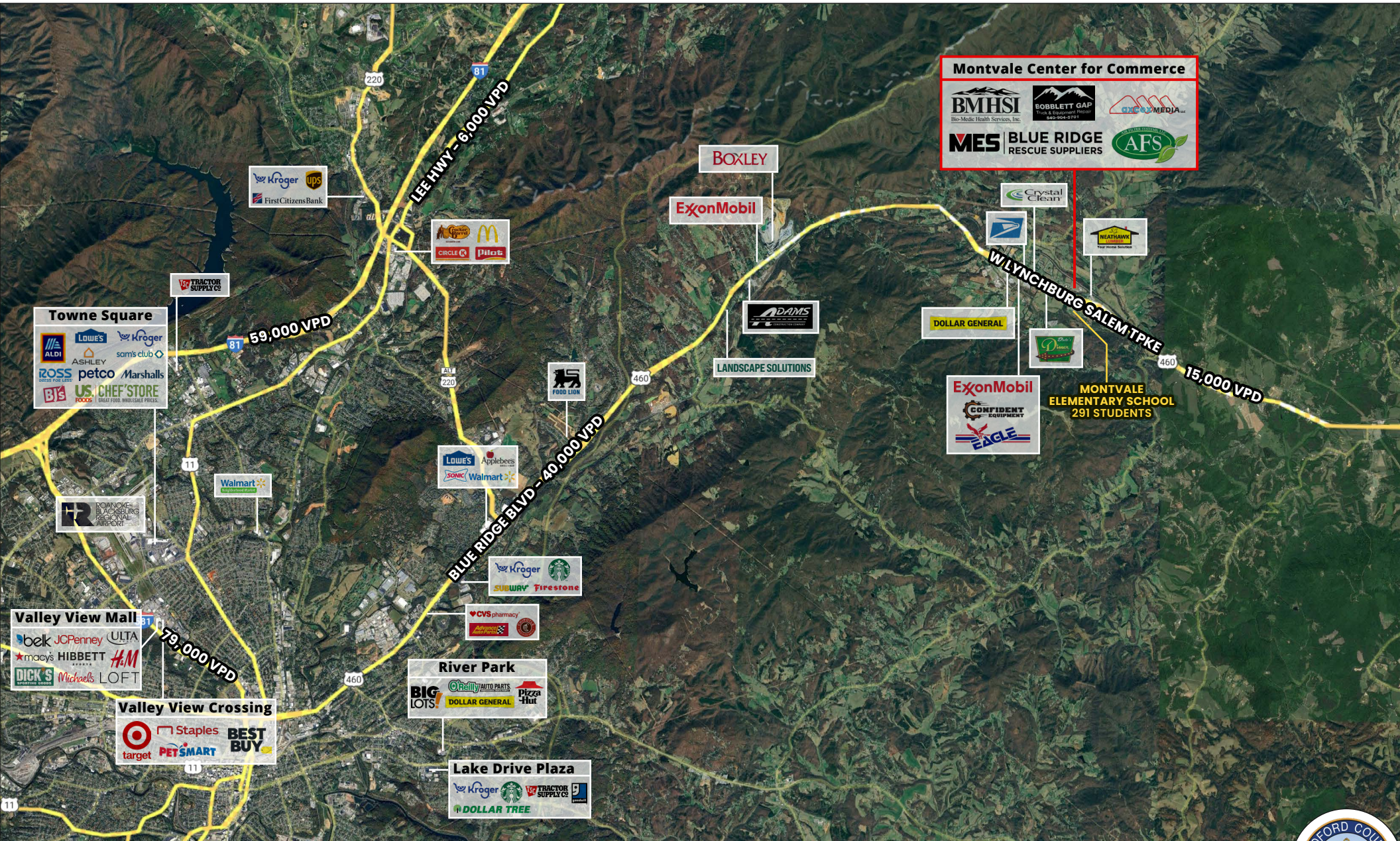






# Market Aerial

MONTVALE CENTER FOR COMMERCE





# Demographics

## MONTVALE CENTER FOR COMMERCE

### INCOME



**\$75,414**

Median Household Income



**\$41,899**

Per Capita Income



**\$322,277**

Median Net Worth



**\$59,358**

2024 Median Disposable Income

### BUSINESS



**2,231**

Total Businesses



**22,472**

Total Employees

### COMMUTERS



**13.4%**

Spend 7+ hours commuting  
to and from work per week



**81.9%**

Drive Alone to Work

### EDUCATION



**6.5%**

No High School Diploma



**26.4%**

High School Diploma



**28.4%**

Some College/Associate's Degree



**34.3%**

Bachelor's/Grad/Prof Degree

### KEY FACTS



**81,256**

Population



**47.1**

Median Age



**33,511**

Households



**\$435,977**

Average Home Value

### EMPLOYMENT



**64.7%**

White Collar



**23.1%**

Blue Collar



**12.2%**

Services



**2.5%**

Unemployment Rate

Source: ESRI (2025)





**Loretta Cataldi**  
**PRINCIPAL**  
loretta.cataldi@divaris.com  
804.335.0232

**Dawn Calabrese**  
**SENIOR VICE PRESIDENT**  
dawn.calabrese@divaris.com  
804.977.2091

**Sam McCoy**  
**SENIOR VICE PRESIDENT**  
smccoy@divaris.com  
540.520.1518

