

FOR LEASE

RETAIL SPACE

Gateway Plaza

1530 - 1600 Roanoke Street | Christiansburg, VA 24073



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 4,000± SF up to 6,000± SF of retail space
- › 1.72± AC out parcel available for ground lease
- › Excellent frontage off Route 460
- › Join Food Lion & Tractor Supply
- › Pylon signage
- › Traffic counts: Route 460 - 18,700 VPD
Interstate 81 - 22,300 VPD

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	19,112	32,504	91,781
AVERAGE HH INCOME	\$76,467	\$78,842	\$74,201
DAYTIME EMPLOYEES	10,756	20,036	53,532

FOR MORE INFORMATION:

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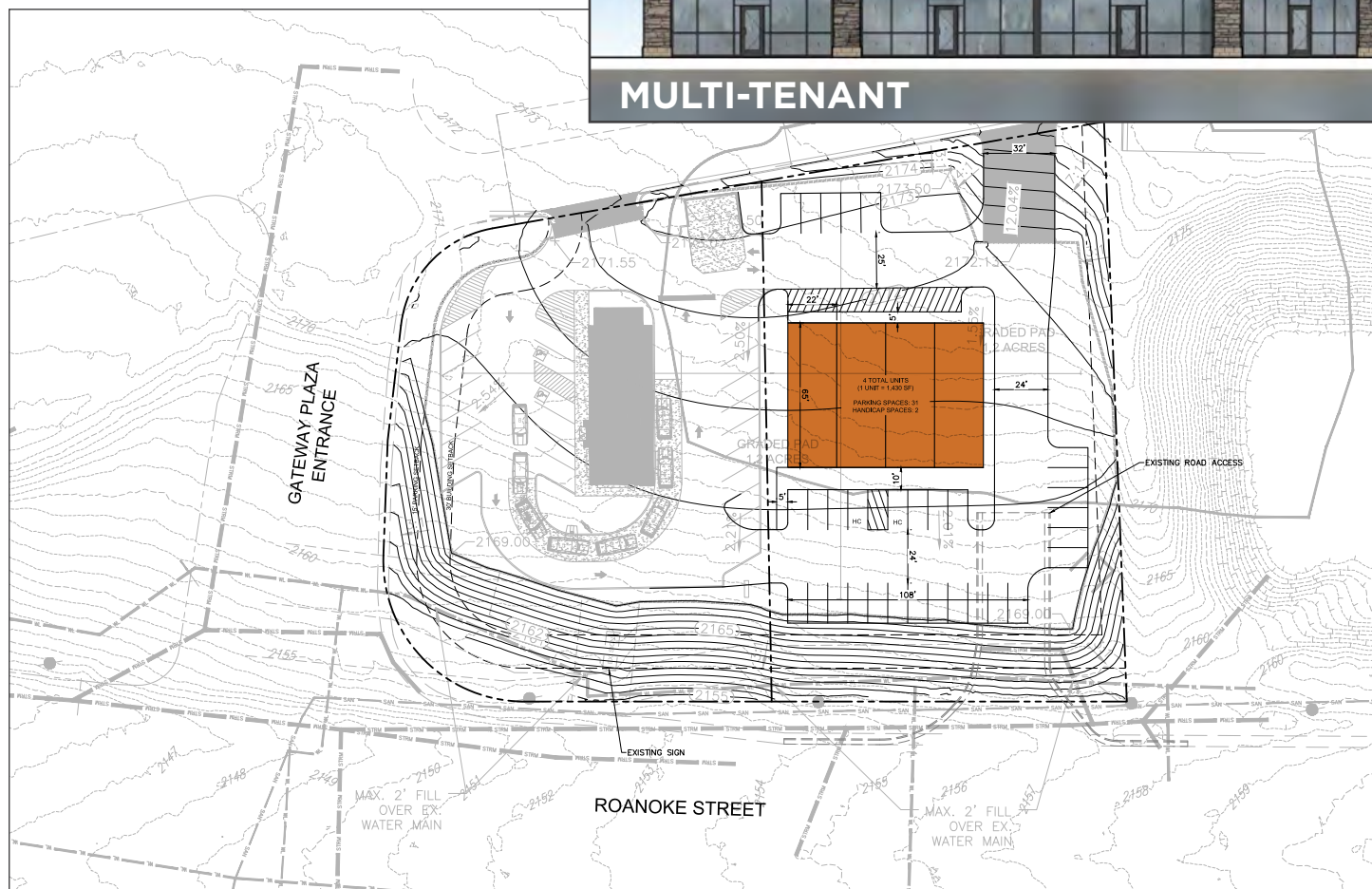
Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

SITE PLAN

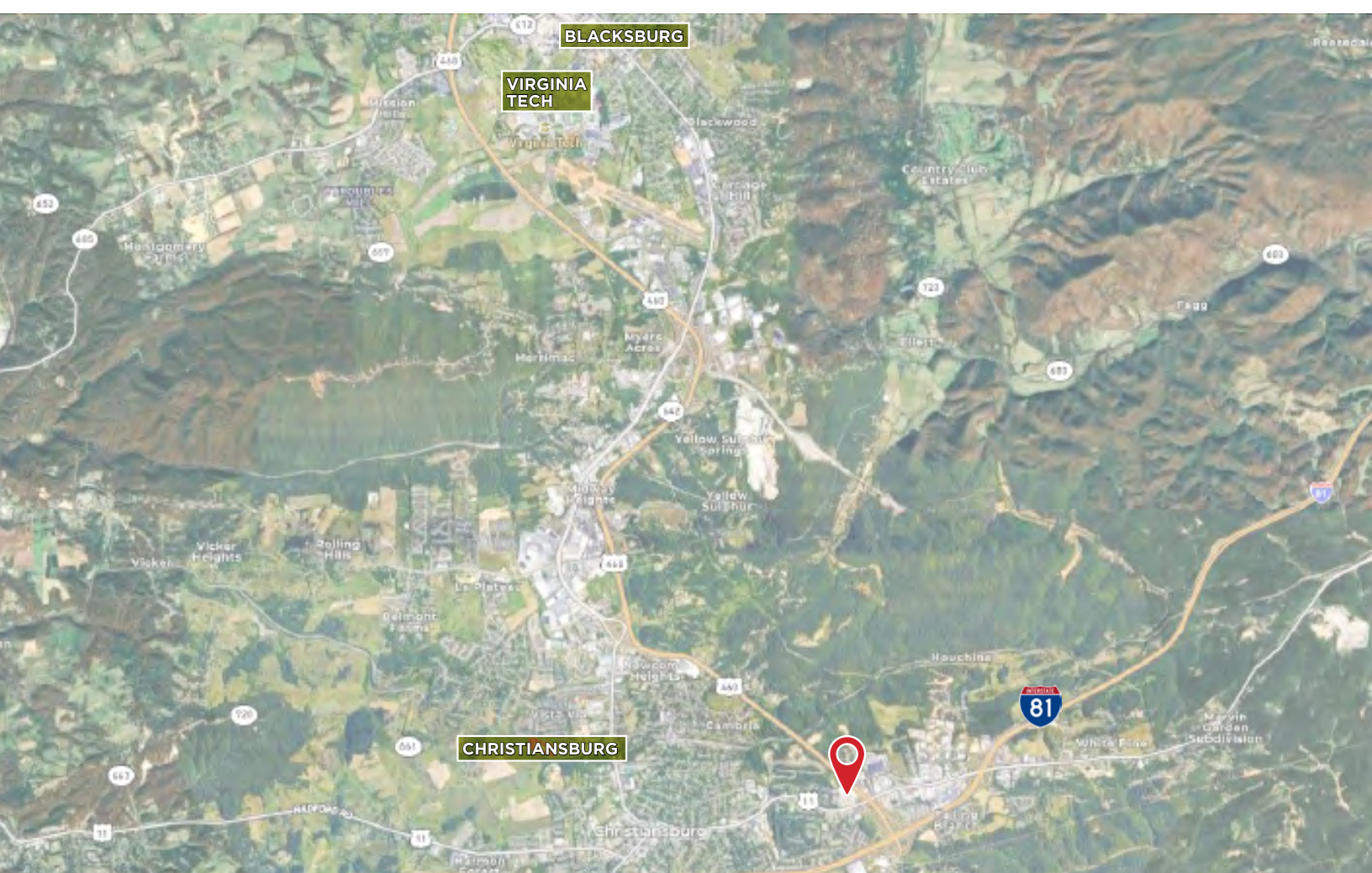
AVAILABLE	SF
Suite 1560	4,000
Suite 1592	6,000
Suite 1600E	4,757



PAD SITE RENDERING



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