

**FOR SALE**  
FORMER BANK BRANCH



# 2950 MARKET STREET NE

CHRISTIANSBURG, VIRGINIA 24073



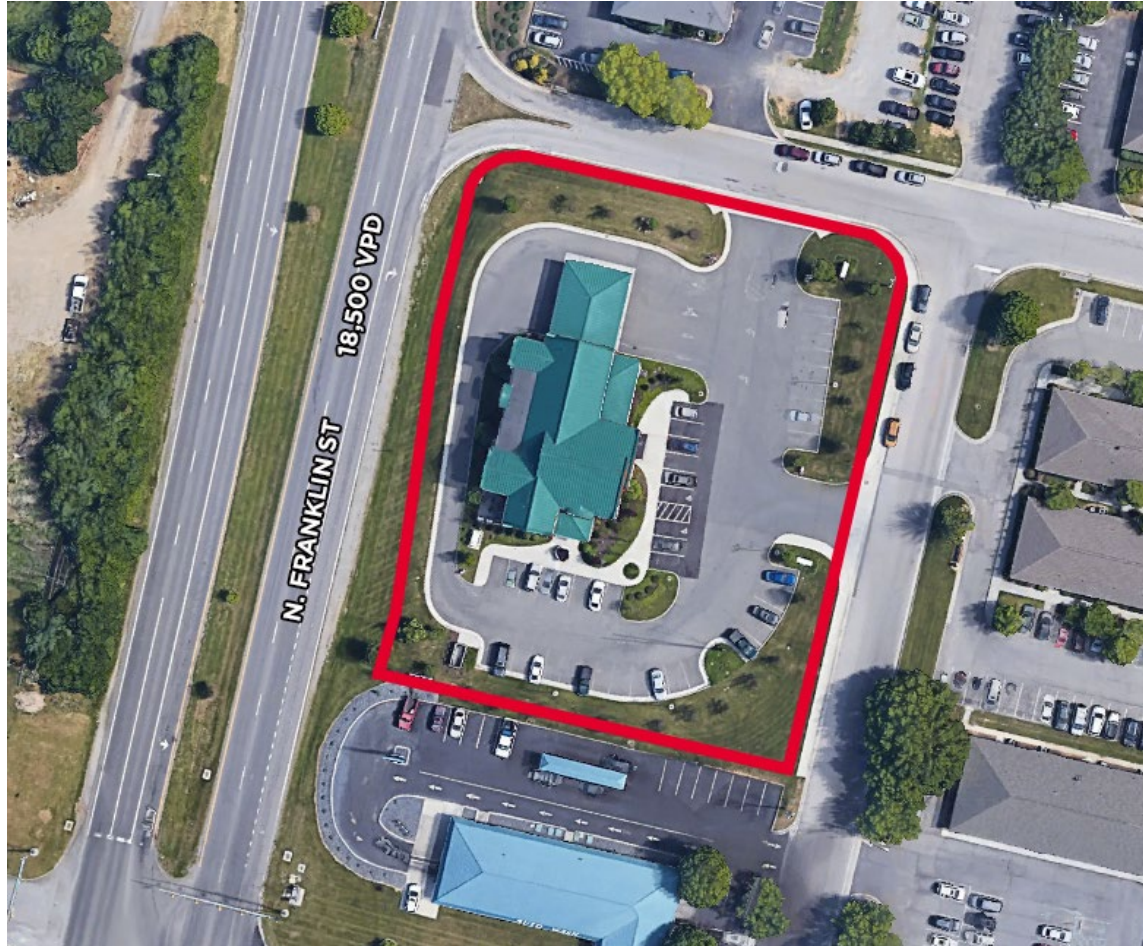
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# PROPERTY OVERVIEW



## FEATURES

- Freestanding former bank branch and offices along high-traffic North Franklin Street
- Top retail corridor in Christiansburg
- Well-maintained two-story building with elevator, constructed in 2013
- Accessible via signalized intersection of North Franklin Street & Arbor Drive Northeast
- Large pylon & building signage
- Proximate to new Christiansburg Marketplace retail development

## BUILDING HIGHLIGHTS

10,762  
TOTAL SF

1.55  
ACRES

2013  
BUILT

FLOORS	Two (2)
ZONING	B-3 (Town of Christiansburg)
PARKING	44 spaces (4.1 per 1,000 SF)
TRAFFIC COUNTS	18,500 VPD - North Franklin Street

# AERIAL OVERVIEW



CORNING

enterprise

2950 MARKET ST NE

PETSMART  
ROSS  
JOANN  
BEST BUY

460

NEW RIVER VALLEY MALL  
DICK'S  
HomeGoods  
REGAL  
ULTA  
OLD NAVY

THE MARKETPLACE SHOPPING CENTER  
Academy  
Earth Fare  
MISSION BBQ  
Starbucks  
HARBOR FREIGHT

Panera

Hardee's

Atlantic Union Bank

Jersey Mike's

FirstWatch  
AspenDental

Olive Garden

verizon

Burger King

goodwill

OUTBACK STEAKHOUSE

Flapjacks Inn

Red Lobster

IHOP

18,500 VPD

Red Robin

TACO BELL

14,000 VPD

PEPPERS FERRY RD NW

PEPPERS FERRY RD NE

19,000 VPD

Lowe's

FedEx  
COLD STONE

KFC

First Citizens Bank

TEXAS ROADHOUSE

W

First Bank & Trust Company

Super 8

HOBBY LOBBY  
ALDI

Holiday Inn

Walmart

460

LOBBY & TELLER AREA




**21,047  
POPULATION**



**\$65,782  
MEDIAN INCOME**



**16,742  
DAYTIME  
EMPLOYEE  
POPULATION**

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	1,809	21,047	57,442
Median Household Income	\$78,238	\$65,782	\$61,282
Daytime Employee Population	4,561	16,742	40,351

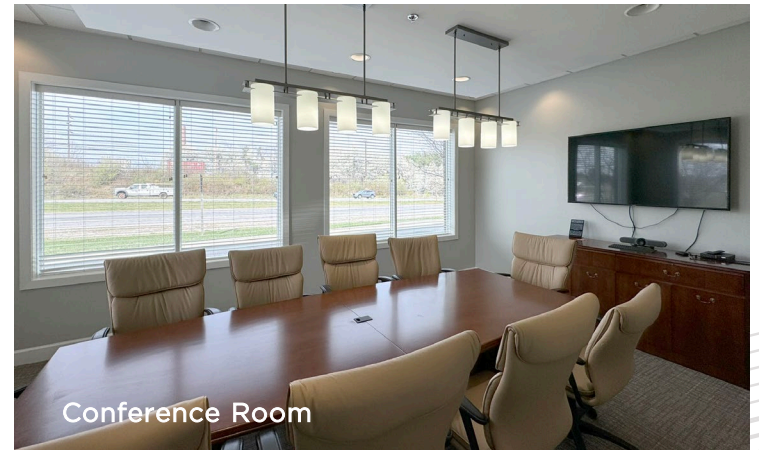
# PROPERTY PHOTOS



2nd Floor Balcony Area



Board Room



Conference Room



Private Office



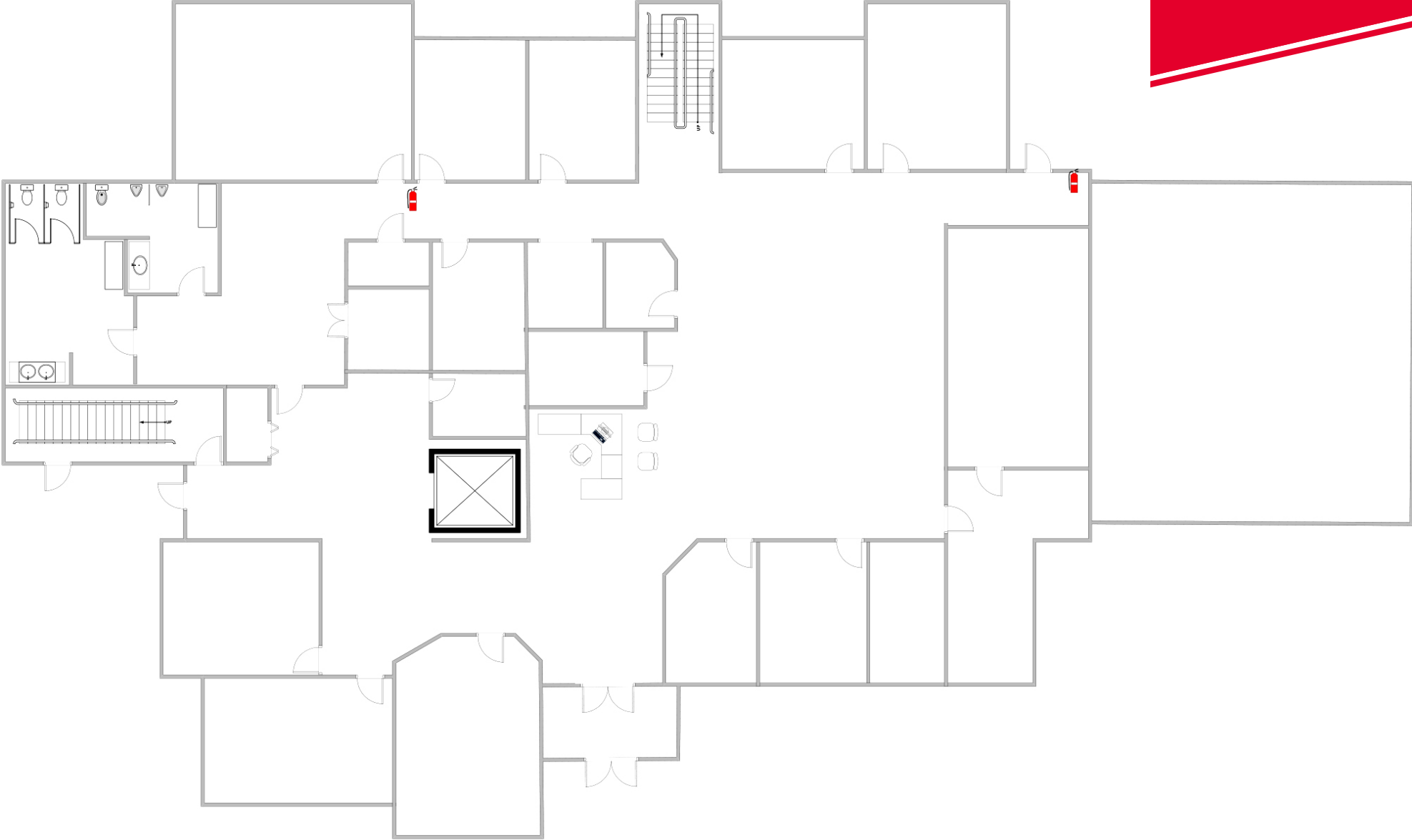
Pylon Sign



Break Room

# FLOOR PLAN

1ST FLOOR



# FLOOR PLAN

2ND FLOOR





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