

FOR LEASE

**1530-1560 Roanoke Street
Christiansburg, VA 24073**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Gateway Plaza

- 4,000± SF up to 8,500± 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

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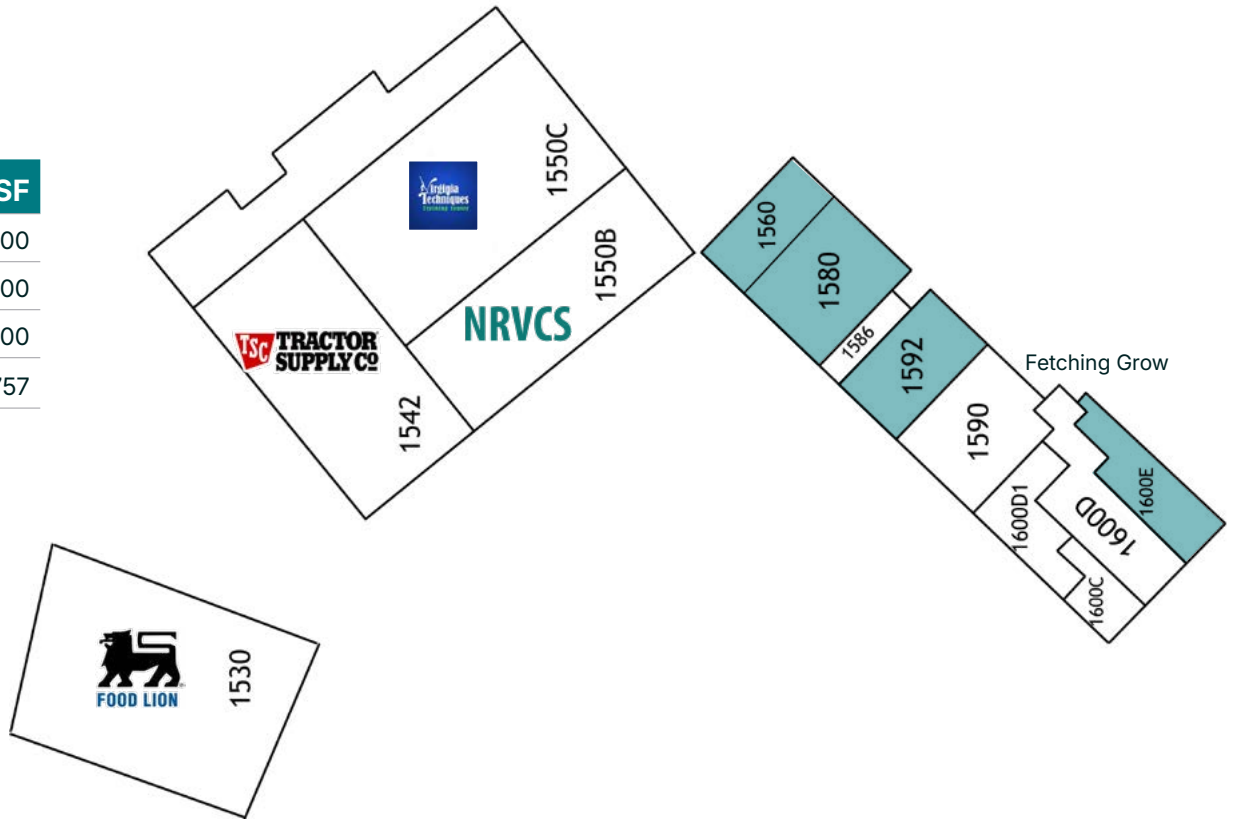
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commonwealthcommercial.com

Site Plan

AVAILABLE	SF
Suite 1560	4,000
Suite 1580	8,500
Suite 1592	6,000
Suite 1600E	4,757



PAD SITE RENDERING

