

401 Depot St NW, Christiansburg, VA 24073

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- PRIME LOCATION – JUST OUTSIDE DOWNTOWN CHRISTIANSBURG
- FLEXIBLE INTERIOR LAYOUT
- TURNKEY SPACE – INCLUDES A RECEPTION AREA, KITCHENETTE, AND AMPLE STORAGE.
- MOVE-IN READY
- AMPLE PARKING

OFFERING SUMMARY

Sale Price	\$495,000
Lease Rate	\$14.50 SF/yr (MG)
Available SF:	2,754 SF
Lot Size:	0.329 Acres
Building Size:	2,754 SF

KRISTA VANNOY, CCIM, SIOR
Vice President & COO

540.342.0881
kvannoy@waldvogelcommercial.com

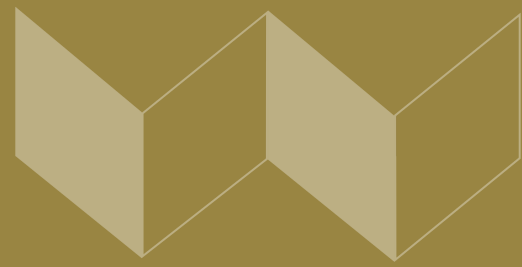
MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

540.342.8599
mwaldvogel@waldvogelcommercial.com



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PROPERTY DESCRIPTION



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Also offered for lease, this versatile commercial property near downtown Christiansburg with a weekday traffic count of 9700 presents an excellent opportunity for owner-users or investors seeking a flexible layout in a prime location. Previously used as a professional and medical office, the building features six full-size offices, six treatment rooms that can be easily reconfigured into conference space or additional offices, a welcoming reception area, three bathrooms, and a kitchenette. Additional highlights include a private employee patio, ample storage, and 14 dedicated parking spaces.

The building's design supports a range of potential uses—professional services, boutique retail, wellness or health-focused businesses, or even co-working—and is ideally situated just minutes from downtown, offering strong visibility and convenience.

LOCATION DESCRIPTION

Professionals will find commercial centers, dining options and outdoor attractions nearby. This versatile office/retail property is strategically located as it lies in close proximity to the center of the town of Christiansburg, less than 10 miles from Virginia Tech and Blacksburg, and is convenient to both I-81 and US-460 as well as the New River Valley Airport .

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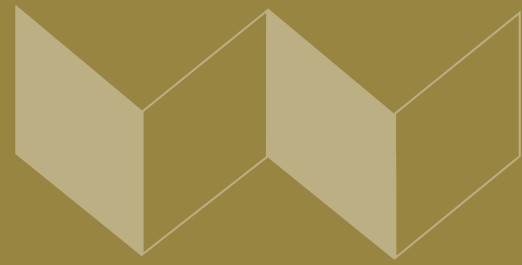
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PHOTOS



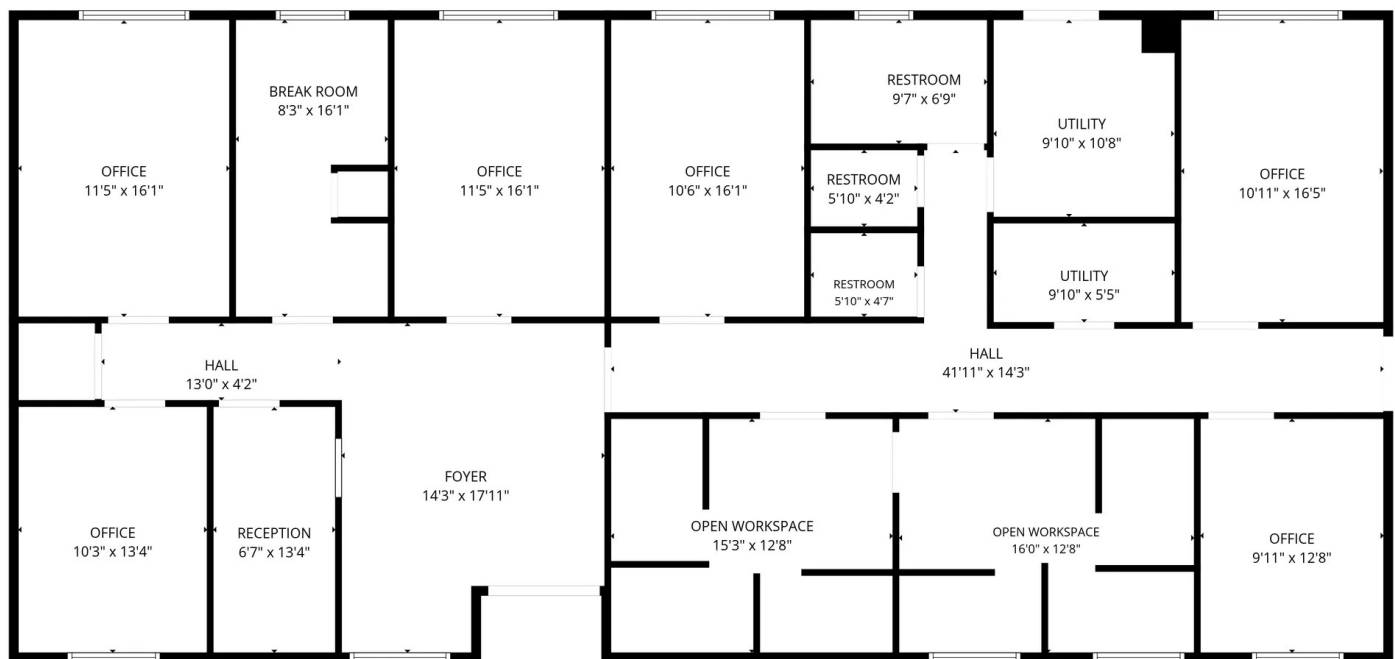
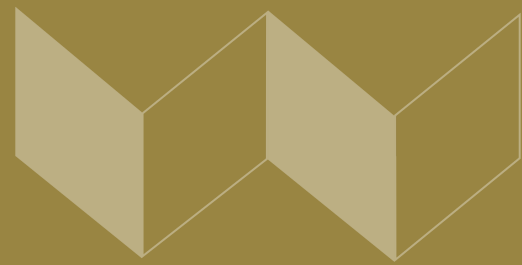
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FLOORPLAN



401 Depot St NW

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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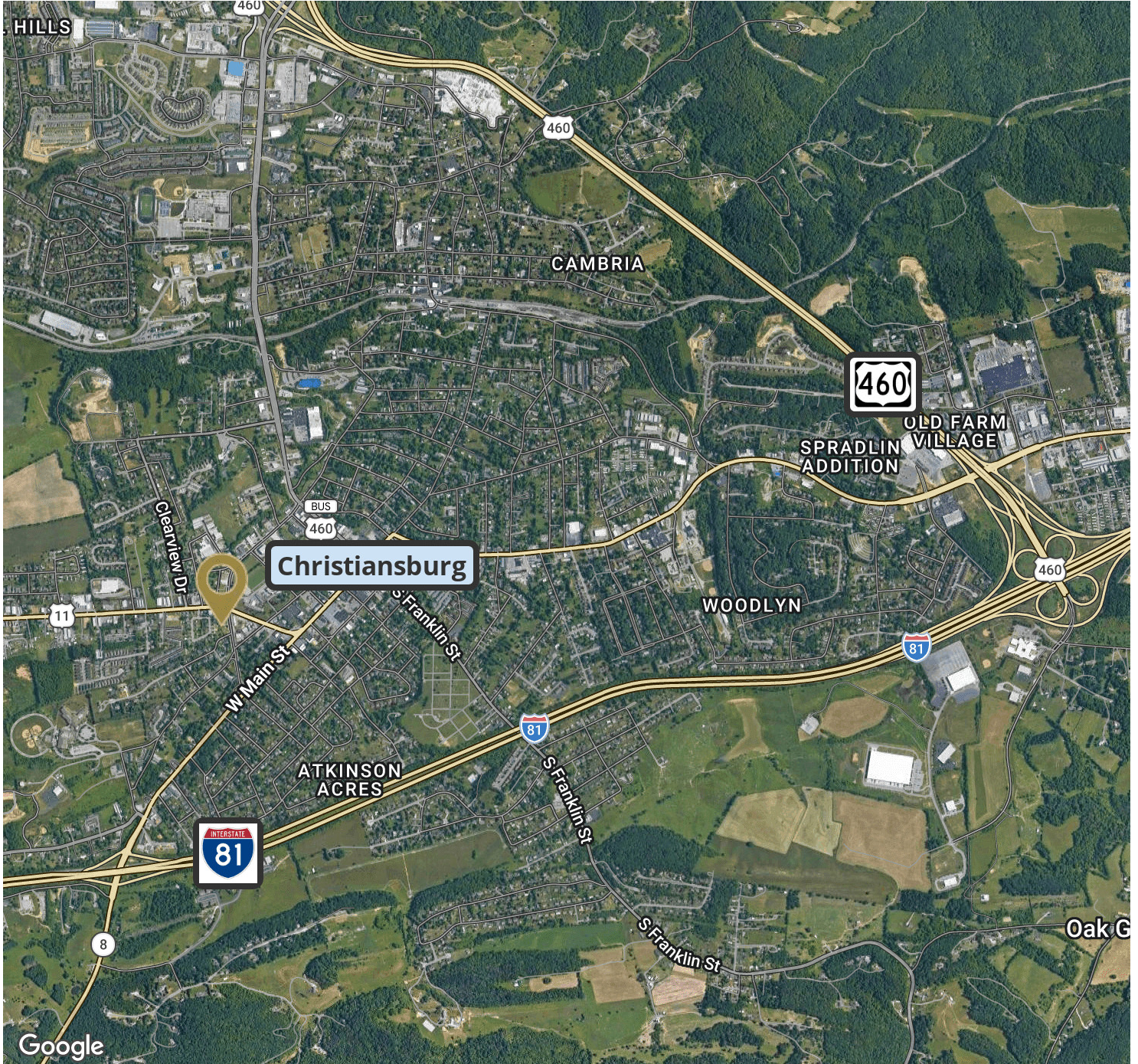
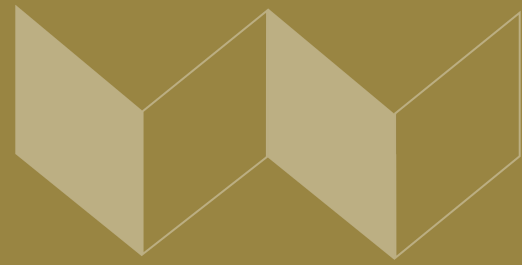
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LOCATION PROXIMITY



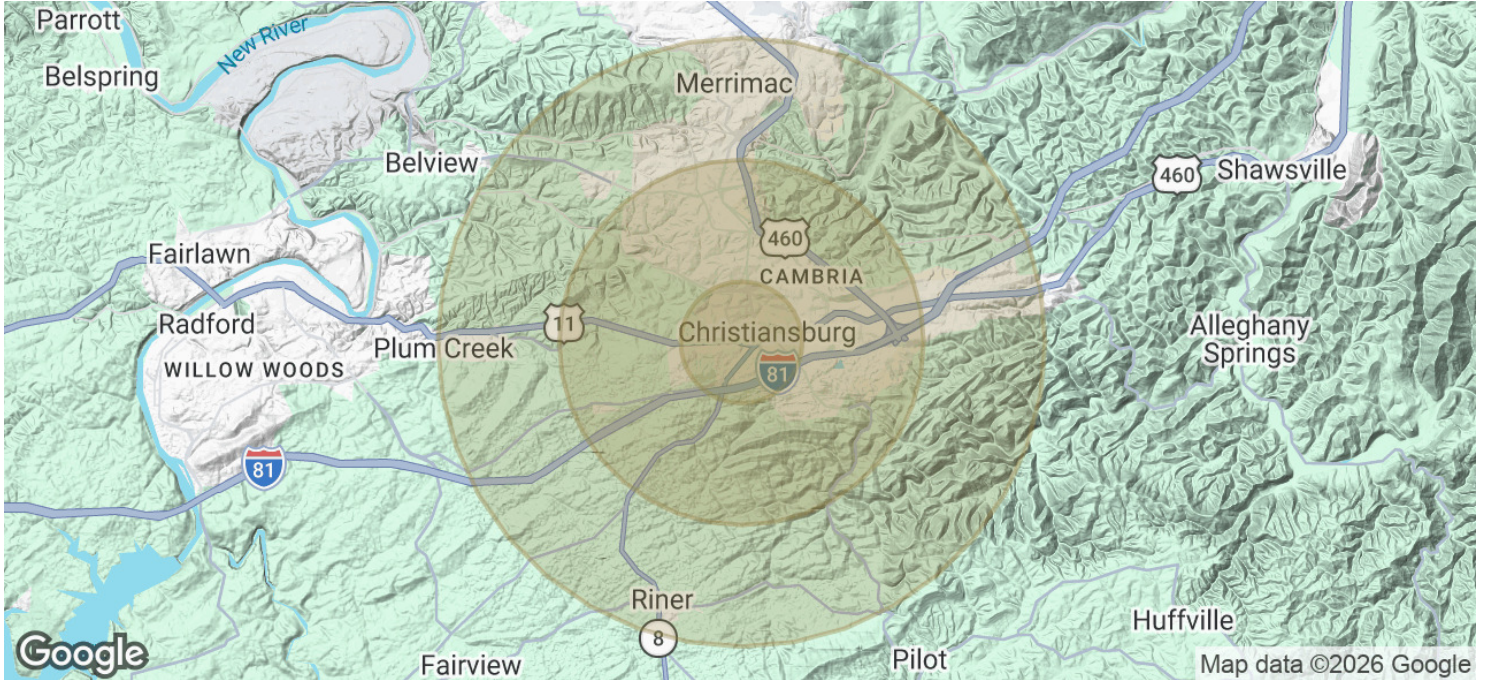
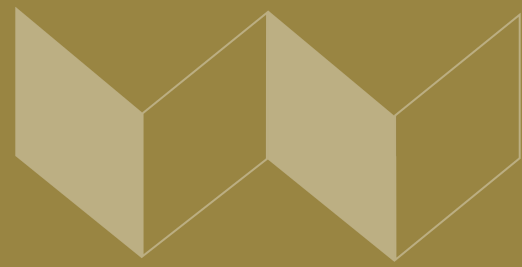
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,013	22,760	34,341
Average Age	41	40	41
Average Age (Male)	39	39	39
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,671	9,795	14,709
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$79,940	\$85,645	\$83,379
Average House Value	\$269,601	\$272,905	\$272,842

2020 American Community Survey (ACS)

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