

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
LOT SIZE:	0.329 Acres
BUILDING SIZE:	2,754 SF

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO

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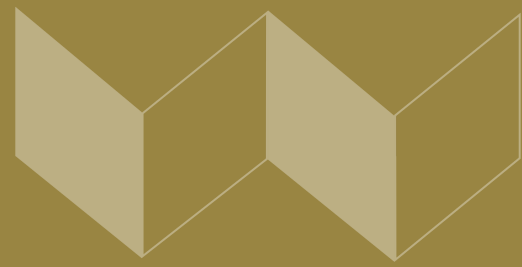
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# PROPERTY DESCRIPTION



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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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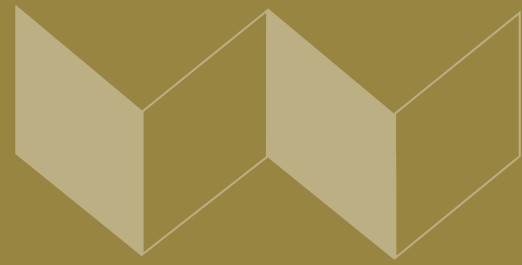
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# PHOTOS



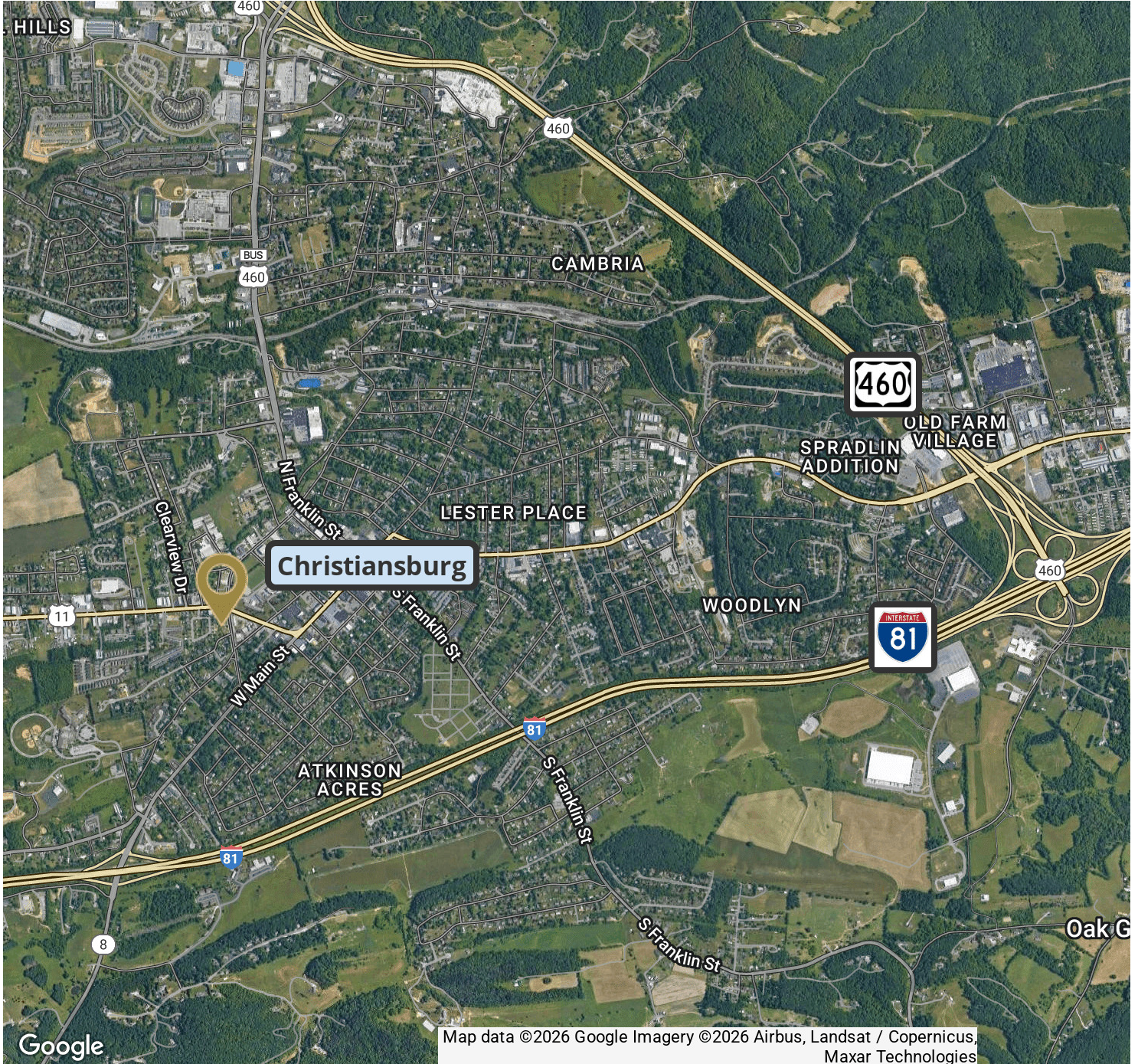
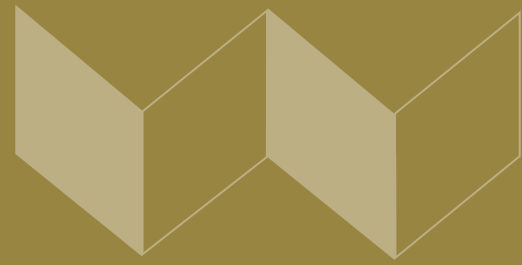
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# LOCATION PROXIMITY



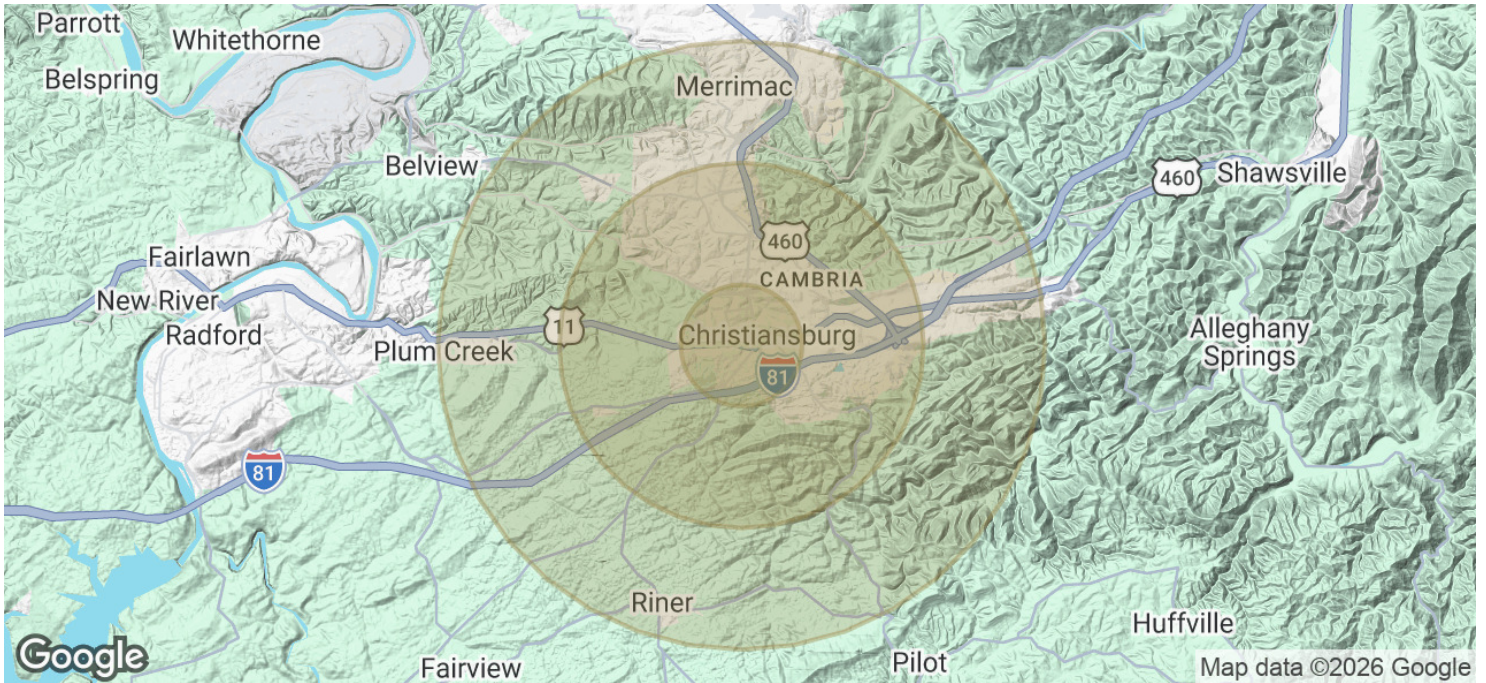
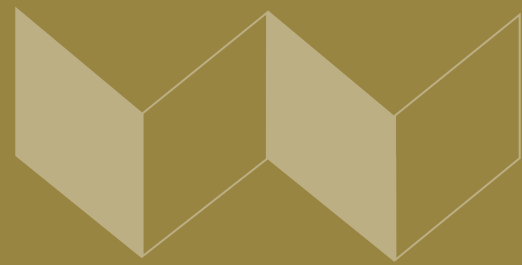
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# DEMOGRAPHICS



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

Demographics data derived from AlphaMap

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