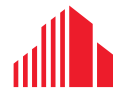




FOR SALE COMMERCIAL PROPERTY

2206 S. MAIN STREET
BLACKSBURG, VA



CUSHMAN &
WAKEFIELD

THALHIMER

2206 S. MAIN STREET

Blacksburg, VA

Property Features

- Prime location on South Main Street in Blacksburg
- 2.79 acres
- Existing structures include 20,023 SF building and 2,000 SF garage
- 300' of frontage along South Main Street
- Immediately off Route 460
- Approximately 5 minutes from the Virginia Tech Corporate Research Center
- Approximately 200 bedrooms new construction apartments across street
- Great development or investment opportunity
- Located in Opportunity Zone
- 25,000 vehicles per day
- Seller will consider Owner Financing
- **New Sale Price: \$3,500,000**

EXCELLENT OPPORTUNITY



2206 S. Main Street

Blacksburg, VA



2206 S. Main Street

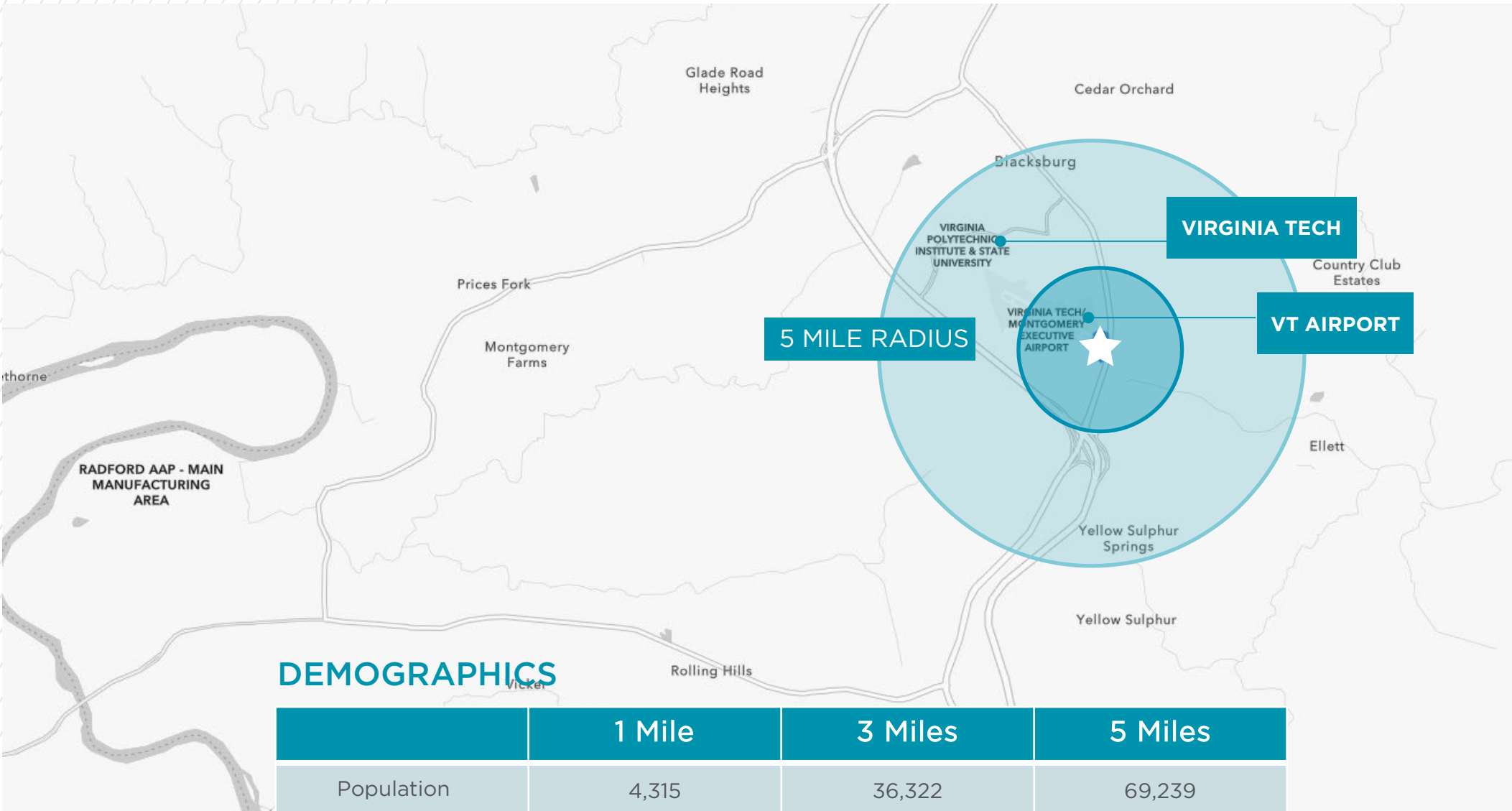
Blacksburg, VA

SITE PLAN



2206 S. Main Street

Blacksburg, VA



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,315	36,322	69,239
Average HH Income	\$80,023	\$93,559	\$93,846
Daytime Population	6,393	51,956	82,015



FOR MORE INFORMATION, CONTACT:

PRICE GUTSHALL

Vice President
540 767 3011
price.gutshall@thalhimer.com

KENT ROBERTS

Senior Associate
540 767 3012
kent.roberts@thalhimer.com

Thalhimer
310 First Street, Suite 300
Roanoke, VA 24011
thalhimer.com

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WAKEFIELD**

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