

825 DAVIS ST

825 DAVIS ST BLACKSBURG, VA 24060



OFFERING SUMMARY

Available SF: 2,000 - 9,900 SF

Lease Rate: \$25 SF/yr (MG)

Lot Size: 1.98 Acres

Year Built: 2010

Building Size: 30,351 SF

Zoning: GB

PROPERTY OVERVIEW

Presented for lease by Jacob Quesinberry, Nick Henritze, and Will Henritze of Poe & Cronk Real Estate Group - 825 Davis Street offers up to 9,900 SF of medical office space encompassing the entire second floor. The space can be subdivided to accommodate a variety of user sizes and layouts, providing flexibility for both established practices and growing providers.

The suite features a well-appointed conference room that can be configured as either a shared amenity or reserved for private use, depending on tenant needs. Building and monument signage opportunities are available, offering strong visibility within the medical campus.

Both covered and surface parking are available at a ratio of 4 spaces per 1,000 SF, providing convenient access for patients and staff. The property is professionally maintained and ideally suited for medical, specialty, or professional healthcare users seeking a presence within a strong hospital-centered environment.

PROPERTY HIGHLIGHTS

- 2,000 SF up to 9,900 SF Available
- Elevator Access
- Covered Parking
- Building & Monument Signage



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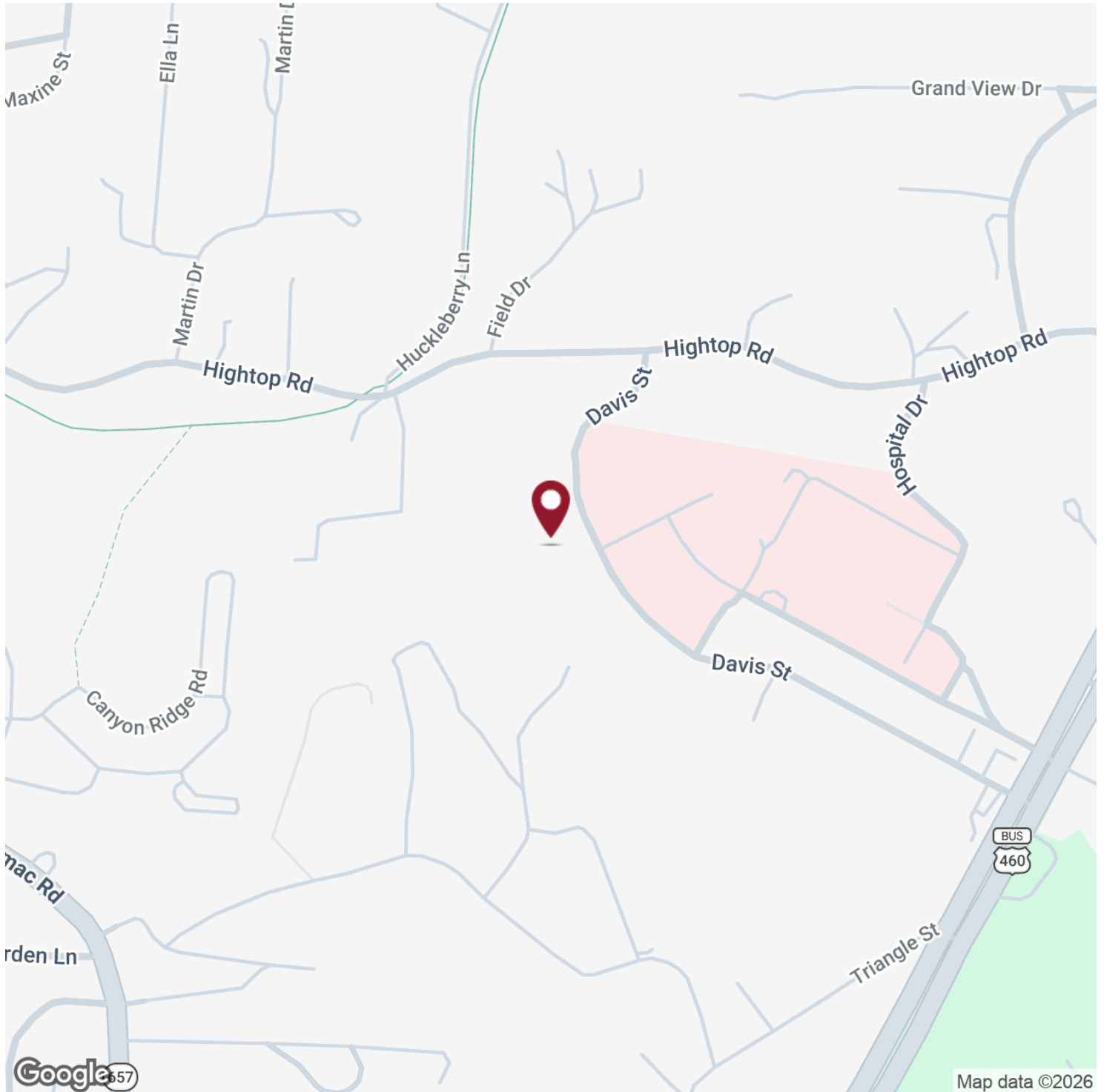
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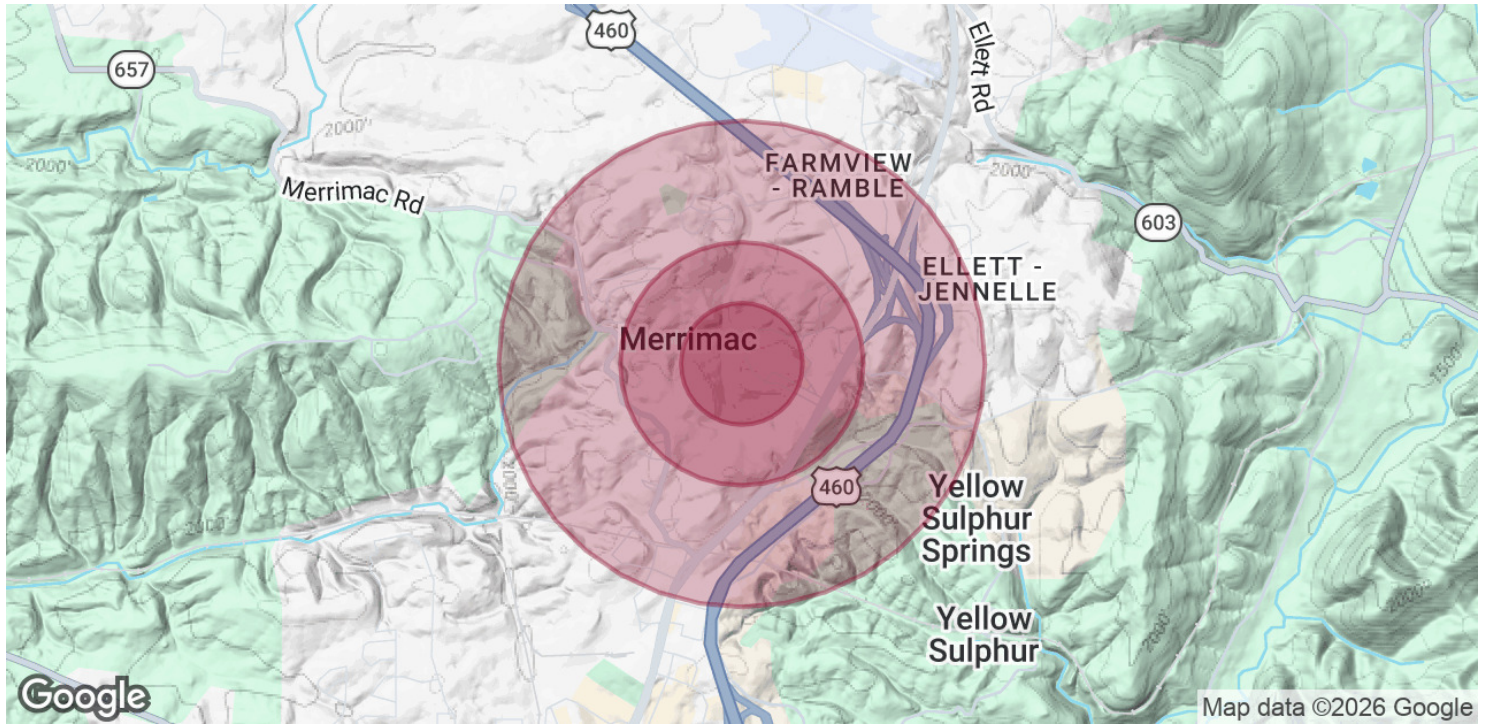
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|-------------------|------------------|---------------|
| Total Population | 485 | 1,515 | 2,971 |
| Average Age | 38.5 | 41.7 | 45.5 |
| Average Age (Male) | 32.6 | 35.1 | 39.3 |
| Average Age (Female) | 48.9 | 51.5 | 53.0 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-------------------|------------------|---------------|
| Total Households | 223 | 711 | 1,456 |
| # of Persons per HH | 2.2 | 2.1 | 2.0 |
| Average HH Income | \$86,286 | \$82,440 | \$80,681 |
| Average House Value | \$42,687 | \$109,213 | \$228,498 |

2023 American Community Survey (ACS)



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