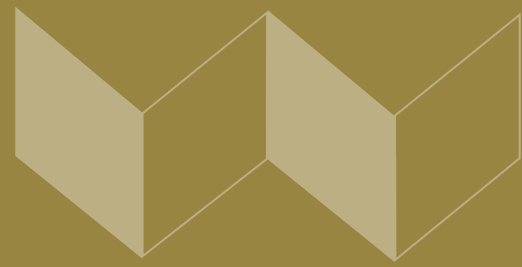


401 Depot St NW, Christiansburg, VA 24073

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

| | |
|------------------|--------------------|
| Lease Rate: | \$14.50 SF/yr (MG) |
| Number of Units: | 1 |
| Available SF: | 2,754 SF |
| Lot Size: | 14,284 SF |
| Building Size: | 2,754 SF |

PROPERTY DESCRIPTION

This versatile commercial property near downtown Christiansburg with a weekday traffic count of 9700 presents 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.

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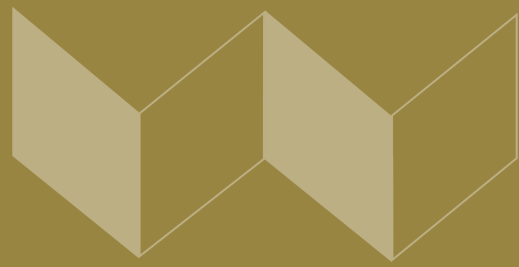
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PHOTOS



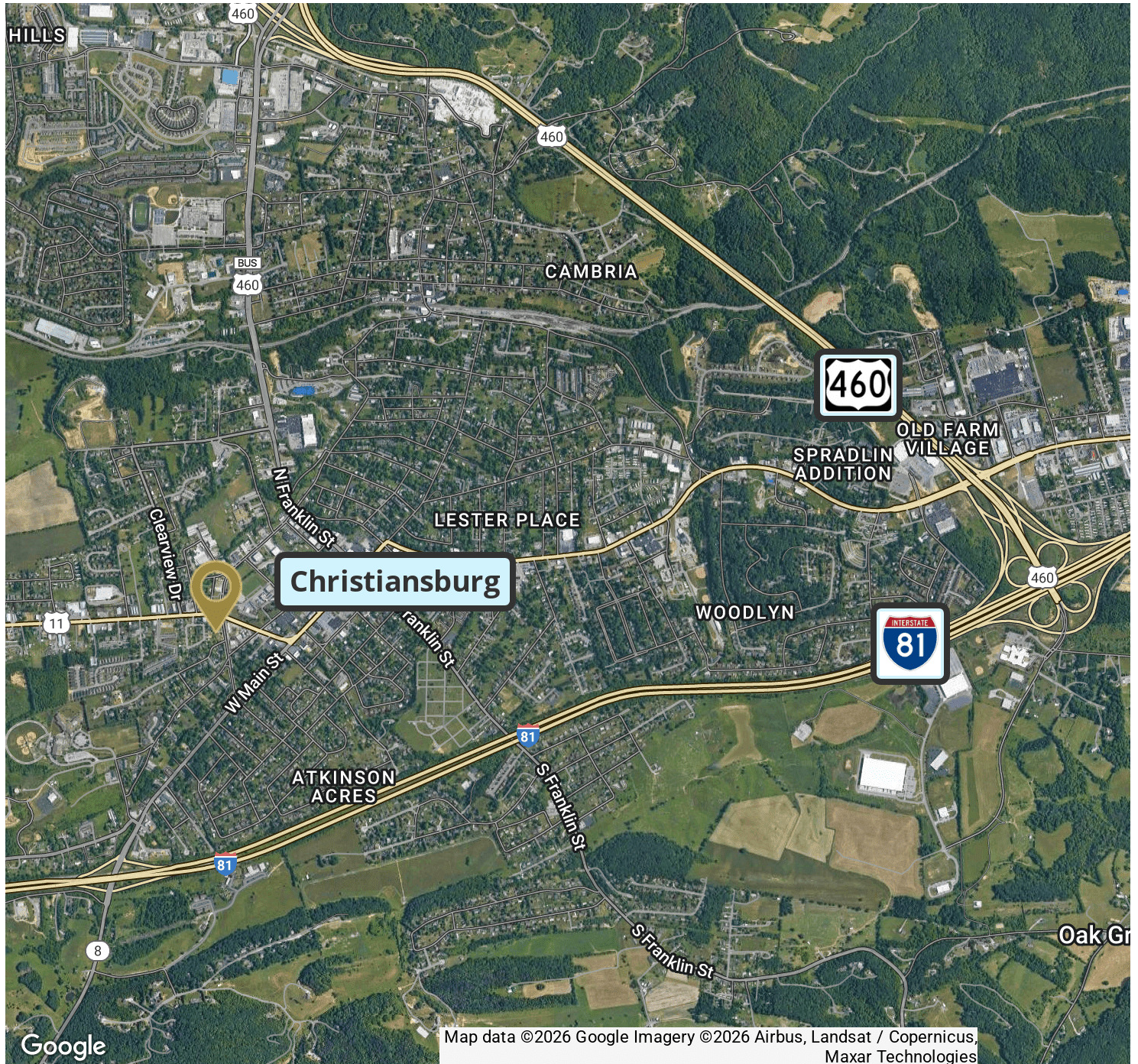
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LOCATION PROXIMITY



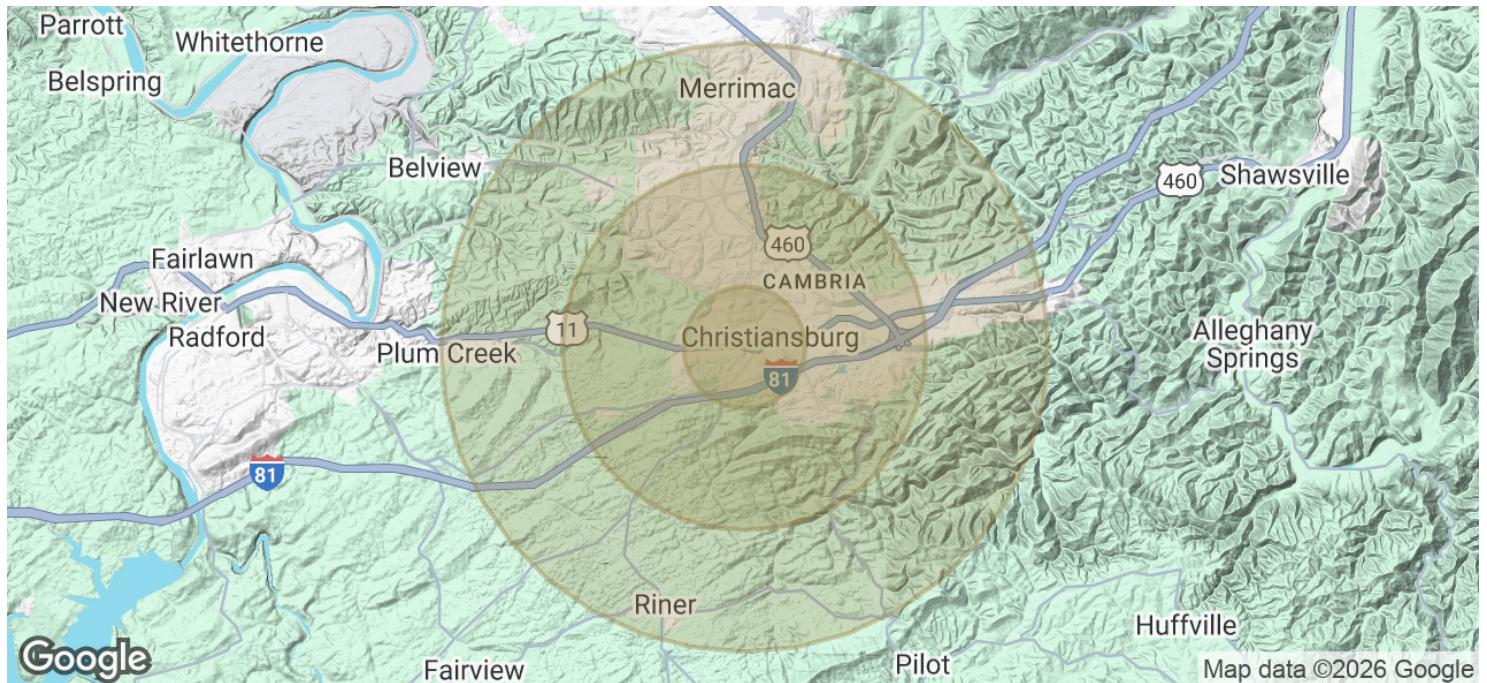
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DEMOGRAPHICS



| 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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