

# MONTVALE CENTER FOR COMMERCE

16± ACRES OF LAND AVAILABLE FOR DEVELOPMENT IN BEDFORD COUNTY, VIRGINIA



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# Property Overview

## MONTVALE CENTER FOR COMMERCE

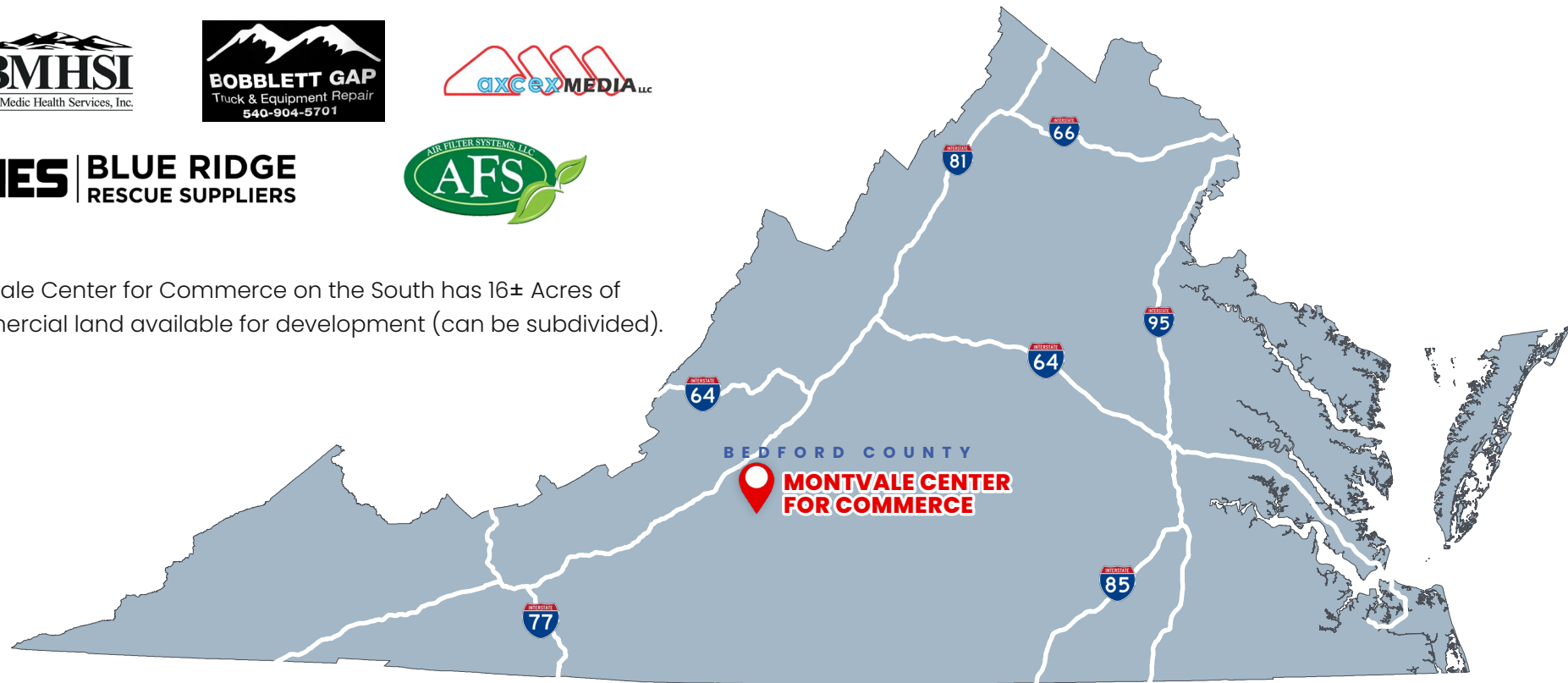
**The Montvale Center for Commerce** is made up of two distinct business parks just North and South of one another, totaling 61± Acres that are commercially zoned.

It is positioned on U.S. 460 in front of a county recreation park and next to the Montvale Elementary School.

Montvale Center for Commerce on the North is fully occupied with the following businesses:



Montvale Center for Commerce on the South has 16± Acres of commercial land available for development (can be subdivided).





# Property Summary

## MONTVALE CENTER FOR COMMERCE

### LOCATION

On U.S. Route 460 in Western Bedford County, midway between Bedford and Roanoke. 21 miles from interstate 81. Distance to retail: Town of Bedford 10 miles. Blue Ridge 9 miles & Roanoke 18 miles

### MONTVALE NORTH:

- 45± Acre Business Park
- Fully Occupied

### MONTVALE SOUTH:

- 16± acre commercial immediately available (can be subdivided)
  - C-1 2.06 AC
  - C-2 4.67 AC
  - C-3 3.72 AC
  - C-4 5.64 AC
- Potential opportunity for a retail development.

### TAXES

|                             |                                 |
|-----------------------------|---------------------------------|
| Real Estate                 | \$0.41 per \$100 Assessed Value |
| Machinery & Tools           | \$1.20 per \$100 Assessed Value |
| Personal Property           | \$1.70 per \$100 Assessed Value |
| <b>Incentives available</b> |                                 |

### UTILITIES

- 6" Water line | **Montvale Water**
- 8" Sewer lines | **Bedford Regional Water Authority**
- Electricity and fiber available | **Appalachian Power**
- Propane available





# Parcels Available

MONTVALE CENTER FOR COMMERCE

## LOT DEVELOPMENTS

— PHASE I (AVAILABLE)  
— PHASE I (SOLD)

## AVAILABLE PARCELS

### MONTVALE SOUTH

| LOT # | ACREAGE |
|-------|---------|
| C-1   | 2.06    |
| C-2   | 4.67    |
| C-3   | 3.72    |
| C-4   | 5.64    |

### MONTVALE NORTH BUSINESSES



I-1  
SOLD

221

460

W LYNCHBURG SALEM TPKE - 15,000 VPD

C-1  
2.06 AC

C-2  
4.67 AC

C-3  
3.72 AC

C-4  
5.64 AC

NEATHAWK  
LUMBER  
Your Home Solution

MONTVALE  
ELEMENTARY SCHOOL  
291 STUDENTS

460

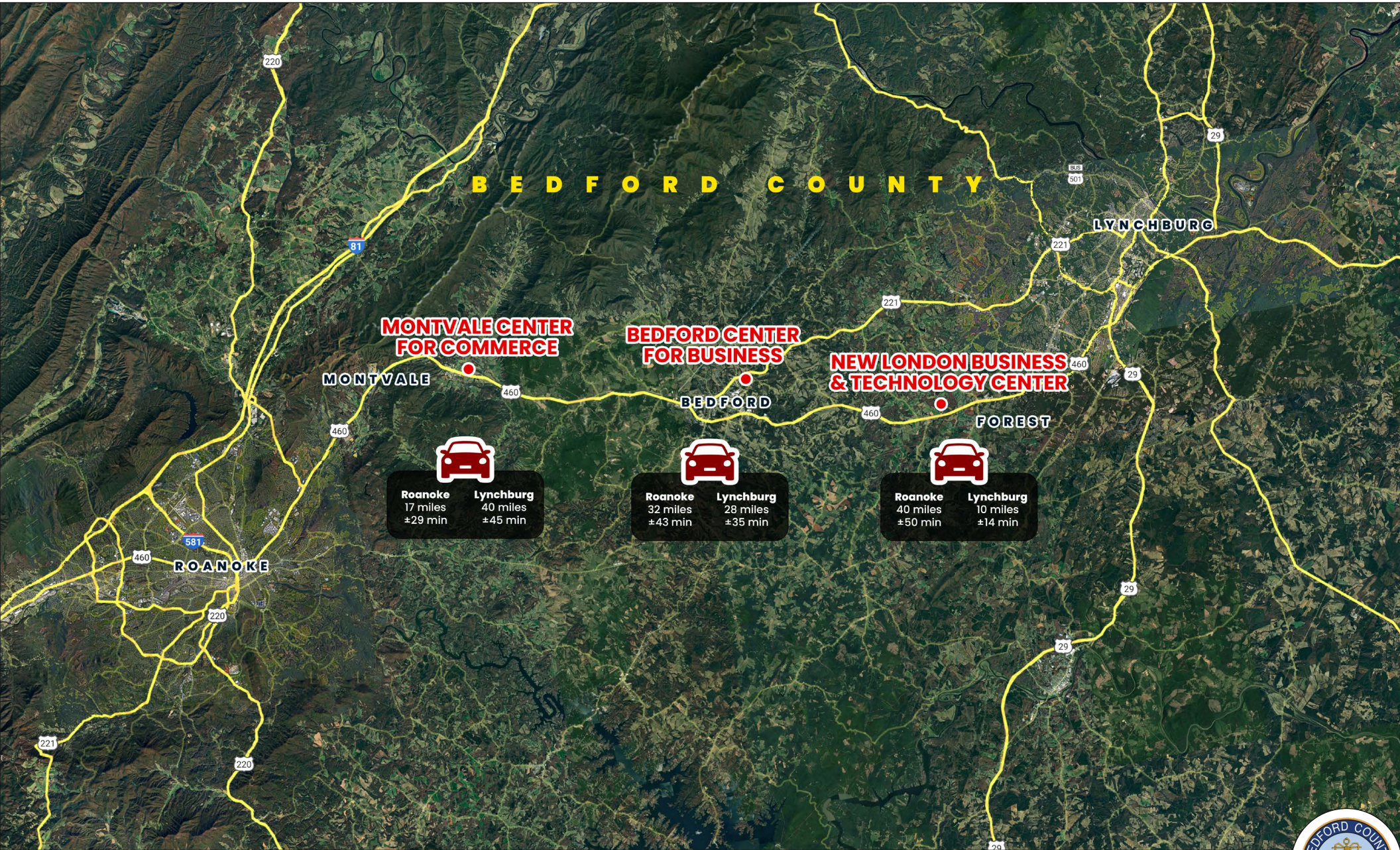
221





# Bedford EDA Portfolio

MONTVALE CENTER FOR COMMERCE

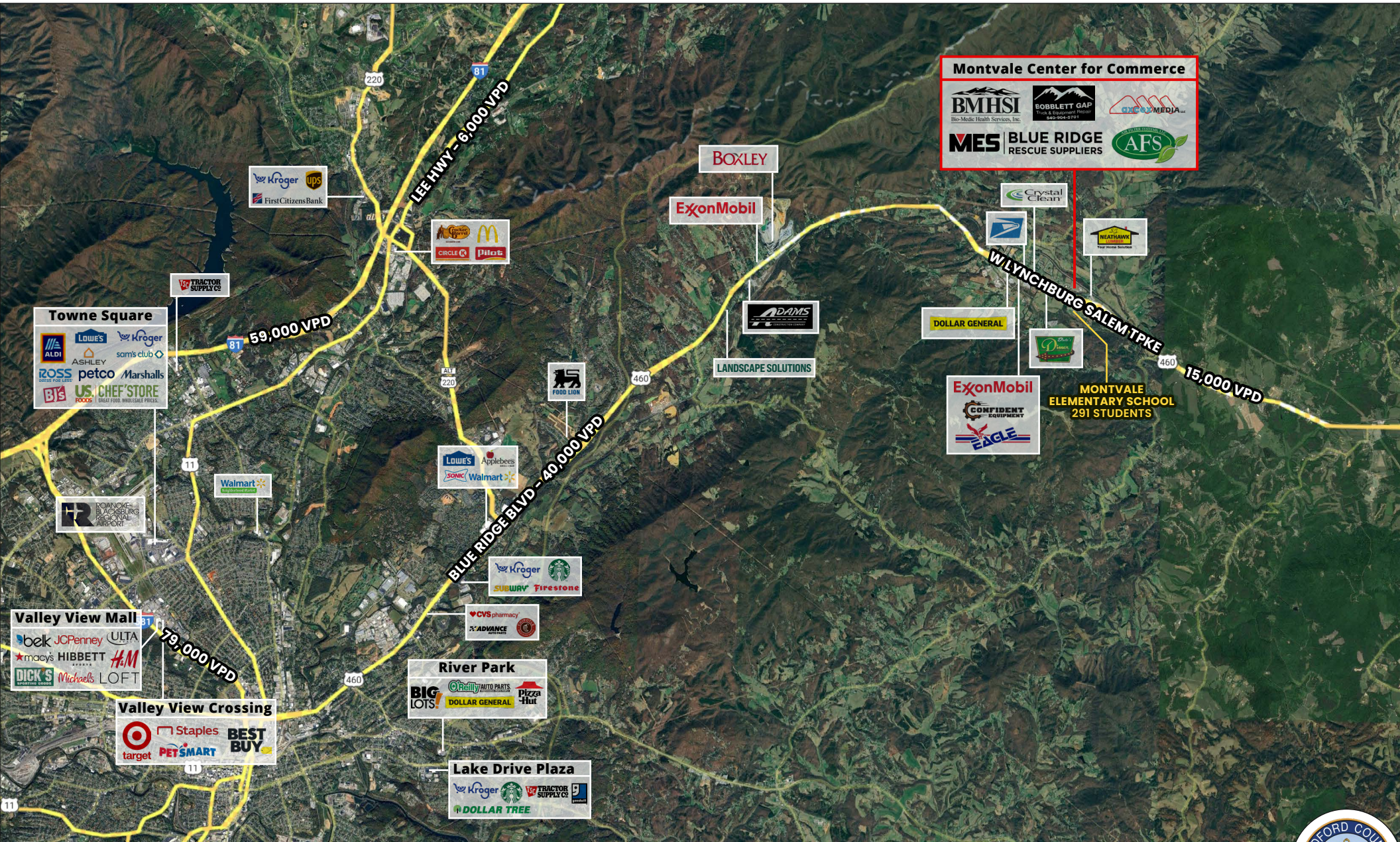






# Market Aerial

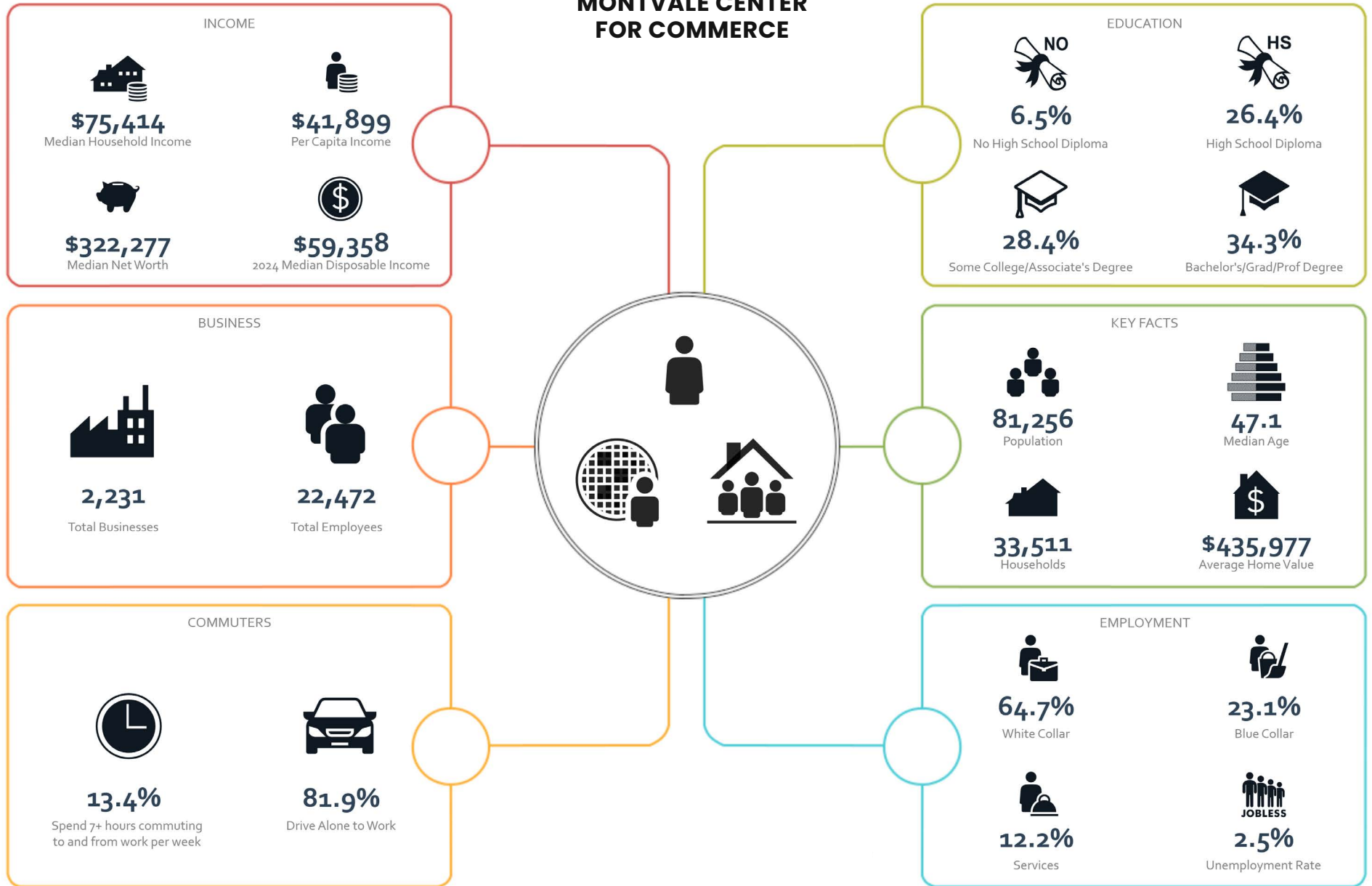
MONTVALE CENTER FOR COMMERCE





# Demographics

## MONTVALE CENTER FOR COMMERCE



Source: ESRI (2025)





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