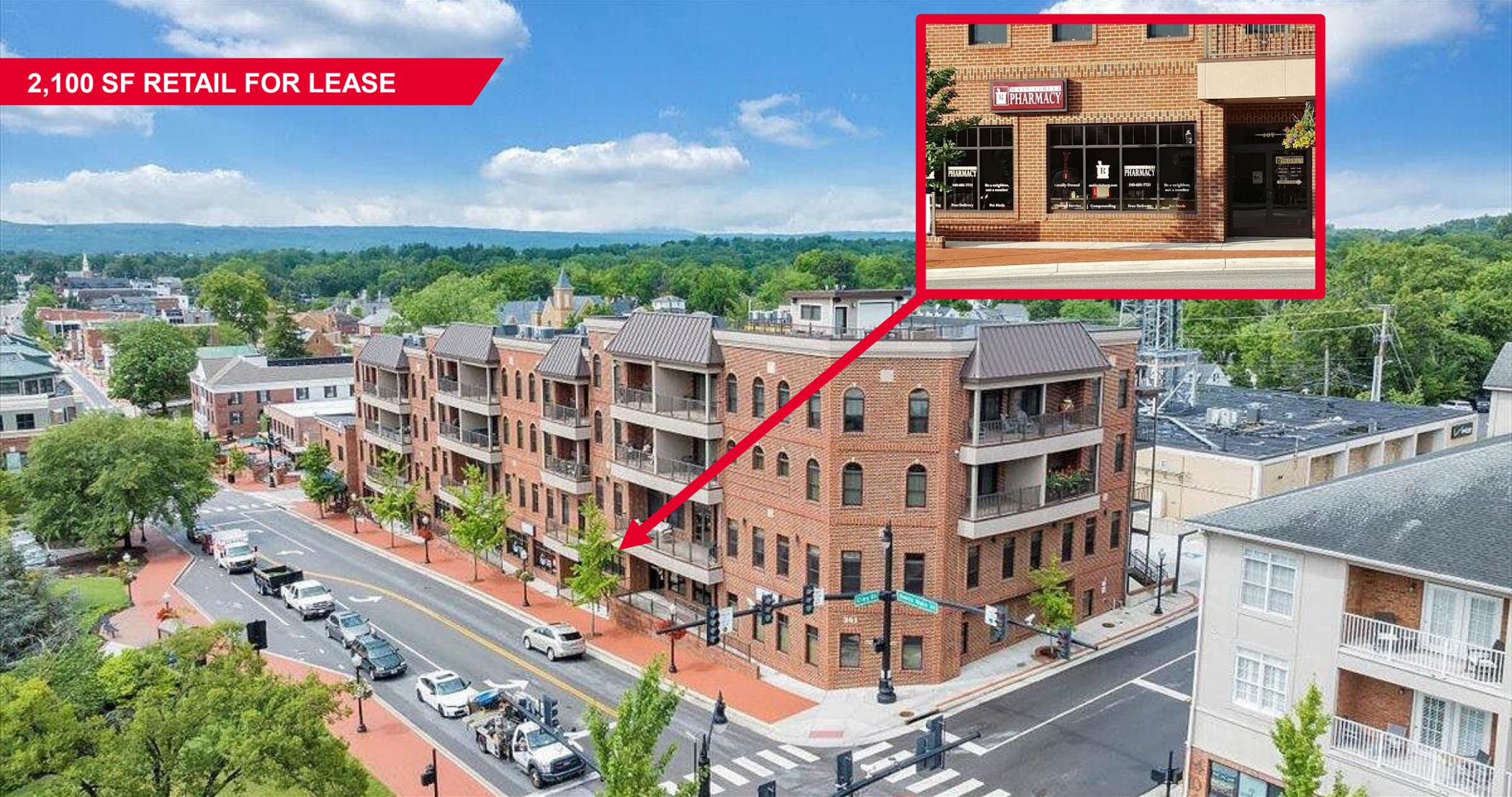


2,100 SF RETAIL FOR LEASE



THE BROWNSTONE

301 S. MAIN STREET, SUITE 107
BLACKSBURG, VIRGINIA

RETAIL FOR LEASE



CUSHMAN &
WAKEFIELD

THALHIMER

FEATURES



PRIME RETAIL LOCATION

Highlights:

- 2,100 SF available
- Great retail location in Downtown Blacksburg
- Mix of retail, office, and residential
- High Visibility downtown location
- Close proximity to Virginia Tech
- Dedicated on-site parking
- Ideal for businesses targeting students and locals
- \$35.00 NNN



LOCATION

The Brownstone building is a prime downtown location, within walking distance to Virginia Tech, restaurants, shops, and the farmer's market, known for its vibrant, walkable urban-suburban mix feel, ideal for Hokies fans and professionals.

SUPERB DEMOGRAPHICS

5-Mile Radius

POPULATION

59,653

AVERAGE HOUSEHOLD INCOME

\$100,795

5-Mile Radius

HOUSEHOLDS

21,606

DAYTIME POPULATION

71,584





TYPES OF RETAILERS:

Big Box Retailers, Local Boutiques, Bookstores, Food & Drink Establishments & Shops Catering to Virginia Tech Students

BLACKSBURG MSA

Blacksburg, home to Virginia Tech, is in the New River Valley of Virginia and adjacent to Christiansburg, Radford, and the Roanoke Region. Between Blacksburg's bustling college scene and its burgeoning tech industry cluster in beautiful mountain atmosphere, this area has it all! Surrounded by the Blue Ridge Mountains, the Blacksburg area is experiencing significant growth, as well as investment from Virginia Tech in new research / academic buildings and private development including retail, hospitality, and office/industrial in the last 3 to 5 years.



102,061
POPULATION



106,823
LABOR
FORCE



\$56,785
MEDIAN HH
INCOME



41,842
TOTAL HOUSING
UNITS



54.0%
ASSOCIATE
DEGREE OR
HIGHER

MAJOR ATTRACTIONS

- Virginia Tech Campus
- Moss Arts Center
- Lane Stadium and Cassell Coliseum
- The Inn at Virginia Tech
- Virginia Tech Golf Course
- The Lyric Theater
- Access to great outdoor activities in the New River Valley
- Close proximity to retail/restaurants
- Only 40 miles from the Roanoke-Blacksburg Regional Airport

MAJOR EMPLOYERS

- Virginia Tech
- Moog Inc.
- Montgomery Regional Hospital
- Dish Network
- Lexington Rowe Furniture Inc.
- Carilion New River Valley Medical Center
- Kroger
- Walmart
- Corning, Inc.

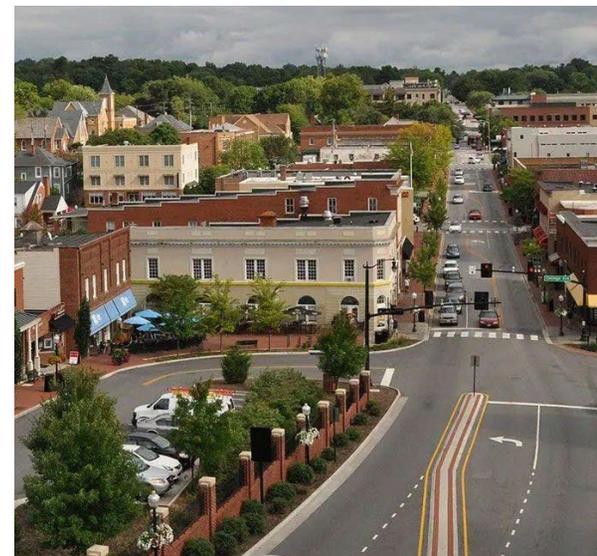
COLLEGES & UNIVERSITIES

- Virginia Tech
30,434 undergrad

New River Community College
4,137 undergrad

HOSPITALS

- Montgomery Regional Hospital
- Carilion New River Valley Medical Center





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