

Scattergood Drive Portfolio



Elliott Inc.

77, 125 & 135 Scattergood Drive
Christiansburg, VA

Executive Summary

Scattergood Drive Portfolio | Christiansburg, VA

The Scattergood Drive Commercial Campus presents the opportunity to acquire three modern, business-zoned commercial buildings, plus warehousing/storage space totaling approximately 60,000 square feet across 6.962 acres in Christiansburg, Virginia — the primary commercial hub of the New River Valley. Delivered between 2010 and 2022, all assets are zoned B-3 (General Business), allowing a broad range of retail, medical, professional office, service, education, and flex-commercial uses. The portfolio may be acquired individually or as a consolidated campus.

This offering provides investors with:

- Modern construction with limited near-term capital expenditure
- Flexible tenant configurations
- Business zoning across all parcels
- Strong healthcare and university demand drivers
- Below replacement cost basis relative to new development

Investment Thesis

PORTFOLIO OVERVIEW

Total Building Area:

58,500 SF

Total Deeded Acreage:

6.962 Acres

Zoning:

B-3 (General Business)

Construction Dates:

2010, 2013, 2022



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Investment Thesis

Parcels Adjacent to High School

Adjacent to future trail extension

Abutting the three largest
community neighborhoods



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Investment Highlights

- Contiguous multi-asset control within established corridor
- Strong parking ratios across portfolio
Adaptable floor plates (retail, medical, flex, office)
- Proximity to Virginia Tech (major demand driver)
- Scalable lease up in place
- Near Interstate 81 interchange Value-add reposition opportunity
- Diversified tenant mix potential
- Attractive tertiary market cap rate environment
- Below replacement cost acquisition



77 Scattergood Drive

Building Size: 7,500 SF

Year Built: 2010

Deeded Acreage: 2.412 Acres

Zoning: B-3 xGeneral Business

Construction: Steel frame

Utilities: Public water and sewer, 3-phase electric

Parking: Surface parking



POSITIONING

- Retail
- Medical office
- Fitness
- Retailtainment
- Service retail



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77 Scattergood Drive

ADDITIONAL PHOTOS



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125 Scattergood Drive

PROPERTY OVERVIEW

Building Size: ~16,000 SF

Year Built: 2022

Deeded Acreage: 1.845 Acres

Zoning: B-3 General Business

Construction: Modern steel frame

Utilities: Public utilities with strong electrical capacity

Parking: Surface parking



POSITIONING

- Medical office
- General office
- Training center
- Education
- Professional services



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125 Scattergood Drive

ADDITIONAL PHOTOS



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135 Scattergood Drive

PROPERTY OVERVIEW

Year Built: 2013

Deeded Acreage: 2.705 Acres

Zoning: B-3 General Business

Construction: Steel frame

Utilities: Public water and sewer,
3-phase power

Parking: Surface parking



POSITIONING

- Executive offices
- Restaurant/Coffee Shop
- Industrial Warehouse
storage space
- Training Campus
- R&D



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Market Overview

PROPERTY OVERVIEW

Demographics Radius	Population	Median Household Income	5-Year Growth Rate
1 Mile	~3,200	~\$72,000	+1.2%
3 Mile	~14,800	~\$75,500	+2.1%
5 Mile	~32,500	~\$76,800	+2.8%

TRAFFIC COUNTS

Road Name	Distance from Site	ADT (Vehicles/Day)
N. Franklin St (US-460 Business)	~0.5 mile	~22,000
US-460 Bypass	~1.5 miles	~28,000–32,000
Peppers Ferry Rd (Route 114)	~2 miles	~18,000
I-81	~3–4 miles	~45,000–55,000

Aerial Map



Subject Properties

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