

2001 S Main Suite 4

Blacksburg, VA

BLUE CRUSH
Wax, Lash, And Skincare Services



3



EXCLUSIVELY PRESENTED BY:



CARMEN ELLIOTT
Principal Broker
Mobile: 540.357.2084
Carmen@elliottinc.com
License #: 0225247701

Elliott Inc.
17 N Franklin St.
Christiansburg, VA 24073
Elliottinc.com

Elliott Inc.

Real Estate Brokerage & Investments



SQ FT	1,141
Asking Price	\$338,000
Zoning	GC
Property Type	Retail/Office
Year Built	1988
Parcel ID	028225

PROPERTY SUMMARY

This 1,141 sq. ft. first-floor professional condo on South Main Street offers a prime location with a well-thought-out layout. Featuring a reception area, four private offices, a kitchenette, and a bathroom, the space is designed for functionality and comfort. The first-floor location provides easy access, and the property is move-in ready with a quality build-out. HOA-managed, this condo is a great opportunity for an owner-user or investor looking for a well-positioned space.

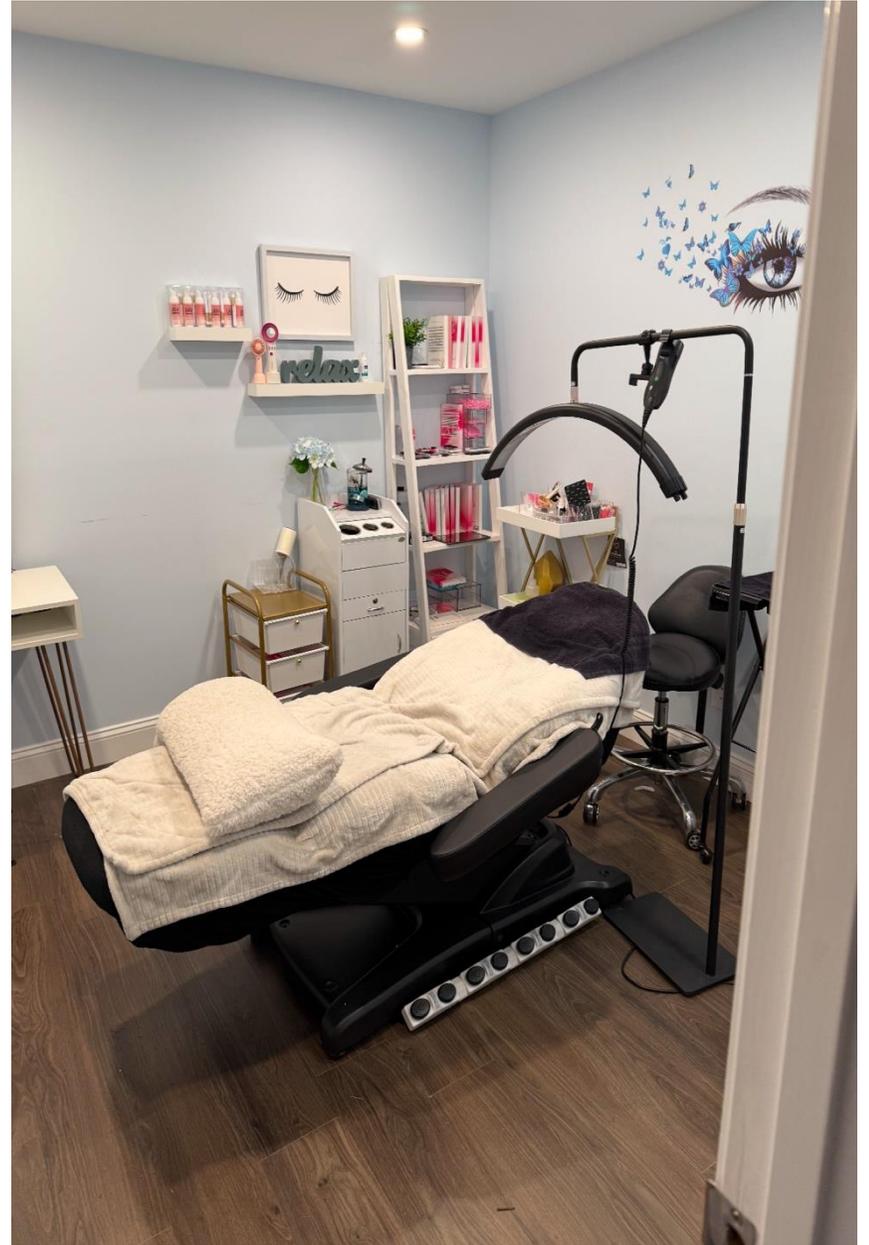




Property Highlights



- **Prime South Main Street Location** – High visibility and easy accessibility
- **1,141 Sq. Ft. First-Floor Condo** – Convenient and functional layout
- **Well-Built Interior** – Reception area, four private offices, kitchenette, and bathroom
- **Move-In Ready** – Professionally built-out and maintained
- **HOA-Managed Property** – Simplified maintenance and upkeep
- **Versatile Use Potential** – Ideal for owner-occupants or investors



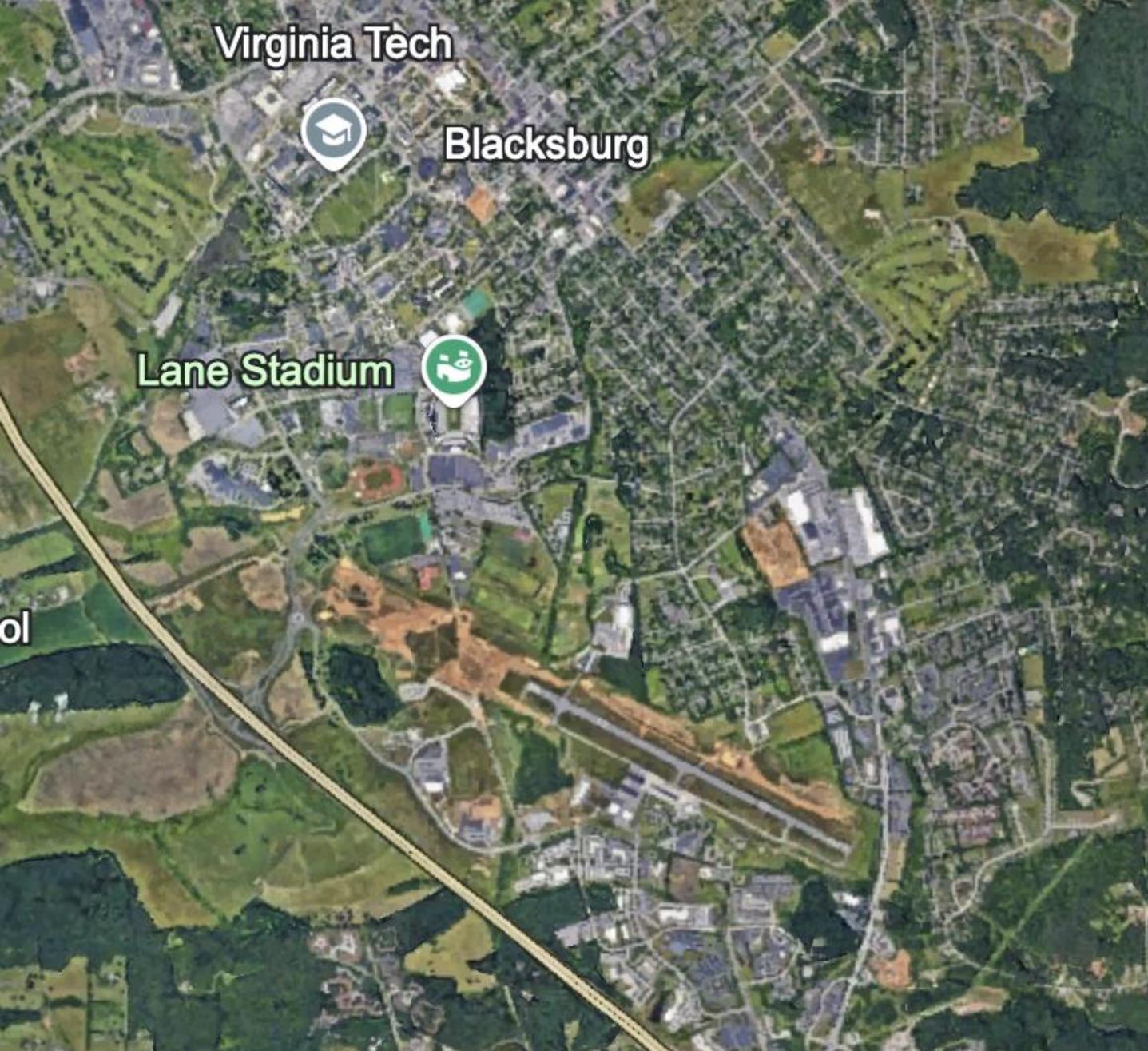
Demographics

SUMMARY DATA	2010	2024	2029
Population	34,527	37,542	37,996
Households	11,680	12,517	12,813
Families	855	4,172	4,241
Household Size	2.20	2.18	2.17
Owner Occupied Housing Units	3,370	3,835	4,183
Renter-occupied Housing Units	8,310	8,682	8,630
Median Age	23.0	22.9	23.1

TRENDS: 2020 -2024 ANNUAL RATE	AREA	STATE	NATIONAL
Population	0.24%		0.77%
Households	0.47%		0.75%
Families	0.33%		0.68%
Owner HHs	1.75%		0.92%
Median Household Income	2.15%		2.70%

HOUSEHOLD BY INCOME	2024 NUMBER	2024 PERCENT	2029 NUMBER	2029 PERCENT
less than \$15,000	2,979	24%	2,873	22%
\$15,000-\$24,999	1,000	8%	879	7%
\$25,000-\$34,999	892	7%	828	6%
\$35,000-\$49,999	1,063	9%	975	8%
50,000-\$74,999	1,808	14%	1,868	15%
75,000-\$99,999	999	8%	1,006	8%
\$75,000-\$99,999	1,836	15%	2,065	16%
\$150,000-\$199,999	757	6%	900	7%
\$200,000 or greater	1,183	10%	1,419	11%
Median Household Income		\$53,296		\$59,268
Average Household Income		\$87,497		\$99,439
Per Capita Income		\$30,222		\$34,560

POPULATION BY AGE	2010		2024		2029	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0-4	906	3%	1,106	3%	1,128	3%
5-9	724	2%	938	3%	898	2%
10-14	708	2%	858	2%	860	2%
15-19	7,393	21%	9,130	24%	9,102	24%
20-24	12,688	37%	11,709	31%	11,329	30%
25-34	4,325	13%	4,836	13%	5,035	13%
35-44	1,901	6%	2,193	6%	2,366	6%
45-54	1,766	5%	1,748	5%	1,803	5%
55-64	1,586	5%	1,656	4%	1,613	4%
65-74	1,046	3%	1,633	4%	1,764	5%
75-84	867	3%	1,170	3%	1,450	4%
85+	538	2%	566	2%	646	2%



About Blacksburg

Blacksburg, Virginia, is a thriving town in the heart of the New River Valley, home to Virginia Tech, a major driver of innovation and economic growth. With a strong technology sector, a highly educated workforce, and a growing population, Blacksburg offers a stable and business-friendly environment. The town benefits from a well-connected infrastructure, proximity to major highways, and a vibrant downtown featuring restaurants, retail, and entertainment.

Consistently ranked among the best places to live and work, Blacksburg combines the energy of a university town with the stability of long-term investment opportunities.

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ELLIOTT INC and it should not be made available to any other person or entity without the written consent of ELLIOTT INC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum.

If you have no interest in the subject property, please promptly return this offering memorandum to ELLIOTT INC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to

establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ELLIOTT INC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos,

the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ELLIOTT INC has not verified, and will not verify, any of the information contained herein, nor has ELLIOTT INC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE ELLIOTT INC ADVISOR FOR MORE DETAILS.

Elliott Inc.

Real Estate Brokerage & Investments



Carmen Elliott

Principal Broker Mobile: 5403572084

Carmen@elliottinc.com License #: 0225247701