

Kroger Out Parcel



EXCLUSIVELY PRESENTED BY:



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Elliott Inc.

Real Estate Brokerage & Investments



PROPERTY SUMMARY

Asking Price	\$349,000
Acres	0.298
Zoning	B3
Property Type	Land
Property Subtype	Developable

INVESTMENT SUMMARY

Seize the chance to own this .298-acre parcel in a high-traffic location with excellent visibility and flexibility. Currently home to a car wash, this site offers multiple possibilities for investors and developers. Buyers have the option to enhance the existing car wash for added income or reimagine the space entirely for a fresh new development.





Property Highlights

- **Prime Location:** Positioned on a busy Kroger outparcel, offering exceptional exposure and high foot traffic.
- **Versatile Development Potential:** Retain and upgrade the existing car wash for immediate revenue, or redevelop the site to suit a variety of commercial uses.
- **Established Traffic Flow:** Benefit from consistent customer activity from adjacent retailers, boosting visibility and foot traffic.
- **Strategic Accessibility:** Easily accessible to major roadways, making it a convenient destination for customers and maximizing business reach.





Demographics

5 Mile Radius

SUMMARY DATA	2010	2024	2029
Population	31,240	34,098	33,803
Households	13,168	14,706	14,679
Families	1,607	8,475	8,425
Household Size	2.32	2.28	2.26
Owner Occupied Housing Units	8,038	9,099	9,536
Renter-occupied Housing Units	5,131	5,607	5,143
Median Age	36.4	37.7	39.3

TRENDS: 2024 -2023 ANNUAL RATE	AREA	STATE	NATIONAL
Population	-0.17%		0.77%
Households	-0.04%		0.75%
Families	-0.12%		0.68%
Owner HHs	0.94%		0.92%
Median Household Income	3.25%		2.70%

HOUSEHOLD BY INCOME	NUMBER	PERCENT	NUMBER	PERCENT
less than \$15,000	1,270	9%	1,093	7%
\$15,000-\$24,999	914	6%	694	5%
\$25,000-\$34,999	831	6%	676	5%
\$35,000-\$49,999	1,370	9%	1,161	8%
50,000-\$74,999	2,869	20%	2,628	18%
75,000-\$99,999	1,831	13%	1,727	12%
\$75,000-\$99,999	3,320	23%	3,731	25%
\$150,000-\$199,999	1,108	8%	1,413	10%
\$200,000 or greater	1,192	8%	1,556	11%
Median Household Income		\$76,025		\$89,194
Average Household Income		\$99,012		\$115,875
Per Capita Income		\$42,750		\$50,333

POPULATION BY AGE	2010		2024		2029	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0-4	2,100	7%	1,929	6%	1,849	5%
5-9	1,872	6%	1,980	6%	1,834	5%
10-14	1,844	6%	1,770	5%	1,856	5%
15-19	1,744	6%	1,668	5%	1,644	5%
20-24	2,450	8%	2,567	8%	2,348	7%
25-34	4,964	16%	5,851	17%	5,070	15%
35-44	4,374	14%	4,515	13%	4,960	15%
45-54	4,049	13%	3,976	12%	3,906	12%
55-64	3,537	11%	3,687	11%	3,561	11%
65-74	1,886	6%	3,245	10%	3,320	10%
75-84	1,434	5%	2,097	6%	2,515	7%
85+	731	2%	814	2%	942	3%

About Christiansburg

Christiansburg, VA, located in Montgomery County, is a growing commercial hub in the New River Valley. Positioned along Interstate 81, it's 30 miles from a commercial airport and 12 miles from a general aviation airport. Proximity to Virginia Tech and Radford University, combined with its strategic location, drives economic growth in retail, manufacturing, healthcare, and technology sectors. This thriving town offers excellent access to amenities and outdoor activities, making it a prime location for businesses and residents alike.



2024 Labor Force						
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	28,099	17,599	554	3.1%	64.6%	63
16-24	3,915	2,263	112	4.7%	60.7%	58
25-54	14,342	12,316	349	2.8%	88.3%	86
55-64	3,687	1,971	93	4.5%	56.0%	53
65+	6,156	1,050	0	0.0%	17.1%	17

Industry	Employed	Percent	US Percent	Location Quotient
Total	17,599	100.0%	100.0%	-
Agriculture/Forestry/Fishing	56	0.3%	1.2%	0.25
Mining/Quarrying/Oil & Gas	0	0.0%	0.4%	0.00
Construction	966	5.5%	7.1%	0.77
Manufacturing	2,080	11.8%	9.6%	1.23
Wholesale Trade	153	0.9%	2.5%	0.36
Retail Trade	1,948	11.1%	10.8%	1.03
Transportation/Warehousing	356	2.0%	5.5%	0.36
Utilities	78	0.4%	0.8%	0.50
Information	123	0.7%	1.9%	0.37
Finance/Insurance	314	1.8%	4.8%	0.38
Real Estate/Rental/Leasing	383	2.2%	2.0%	1.10
Professional/Scientific/Tech	1,219	6.9%	8.0%	0.86
Management of Companies	17	0.1%	0.1%	1.00
Admin/Support/Waste Management	735	4.2%	3.8%	1.11
Educational Services	3,449	19.6%	9.0%	2.18
Health Care/Social Assistance	2,420	13.8%	14.5%	0.95
Arts/Entertainment/Recreation	237	1.3%	1.8%	0.72
Accommodation/Food Services	1,303	7.4%	6.5%	1.14
Other Services (Excluding Public)	1,069	6.1%	4.7%	1.30
Public Administration	691	3.9%	4.9%	0.80

Occupation	Employed	Percent	US Percent	Location Quotient
Total	17,599	100.0%	100.0%	-
White Collar	12,472	70.9%	61.8%	1.15
Management	2,435	13.8%	11.5%	1.20
Business/Financial	761	4.3%	6.0%	0.72
Computer/Mathematical	1,054	6.0%	3.7%	1.62
Architecture/Engineering	446	2.5%	1.9%	1.32
Life/Physical/Social Sciences	304	1.7%	1.0%	1.70
Community/Social Service	916	5.2%	1.9%	2.74
Legal	140	0.8%	1.1%	0.73
Education/Training/Library	1,719	9.8%	5.9%	1.66
Arts/Design/Entertainment	415	2.4%	2.0%	1.20
Healthcare Practitioner	1,377	7.8%	6.5%	1.20
Sales and Sales Related	1,427	8.1%	9.2%	0.88
Office/Administrative Support	1,478	8.4%	11.1%	0.76
Blue Collar	2,743	15.6%	22.3%	0.70
Farming/Fishing/Forestry	24	0.1%	0.6%	0.17
Construction/Extraction	598	3.4%	5.2%	0.65
Installation/Maintenance/Repair	432	2.5%	3.0%	0.83
Production	967	5.5%	5.4%	1.02
Transportation/Material Moving	722	4.1%	8.1%	0.51
Services	2,386	13.6%	15.9%	0.85
Healthcare Support	264	1.5%	3.4%	0.44
Protective Service	201	1.1%	2.0%	0.55
Food Preparation/Serving	921	5.2%	5.0%	1.04
Building Maintenance	557	3.2%	3.6%	0.89
Personal Care/Service	443	2.5%	1.9%	1.32

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

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