



National Bank

cabo fish taco

RALLY HOUSE
LOCAL STUFF

KENT SQUARE

mellow MUSHROOM
PIZZA BAKERS

TWISTED LIQUID

NOT YOUR MAMA'S PASTA

FOR SALE LEE & MAIN

201 S Main Street, 105 Lee Street
Blacksburg, VA 24060

COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

201 S Main Street offers one of the most visible and well-located land opportunities in downtown Blacksburg.

- › Positioned just steps from Virginia Tech, the site sits along the town's primary commercial corridor with strong daily traffic and continuous pedestrian activity.
- › The property benefits from excellent frontage on South Main Street, public utilities to the site, and convenient access to nearby parking, transit, and walkable amenities.
- › Surrounded by a mix of restaurants, retailers, offices, and multifamily housing, the parcel provides a rare chance to establish a presence in the heart of Blacksburg's vibrant and growing downtown district.
- › **Sale Price:** \$2,750,00

FOR MORE INFORMATION:

COLEMAN STEWART

Senior Associate

540-841-5383

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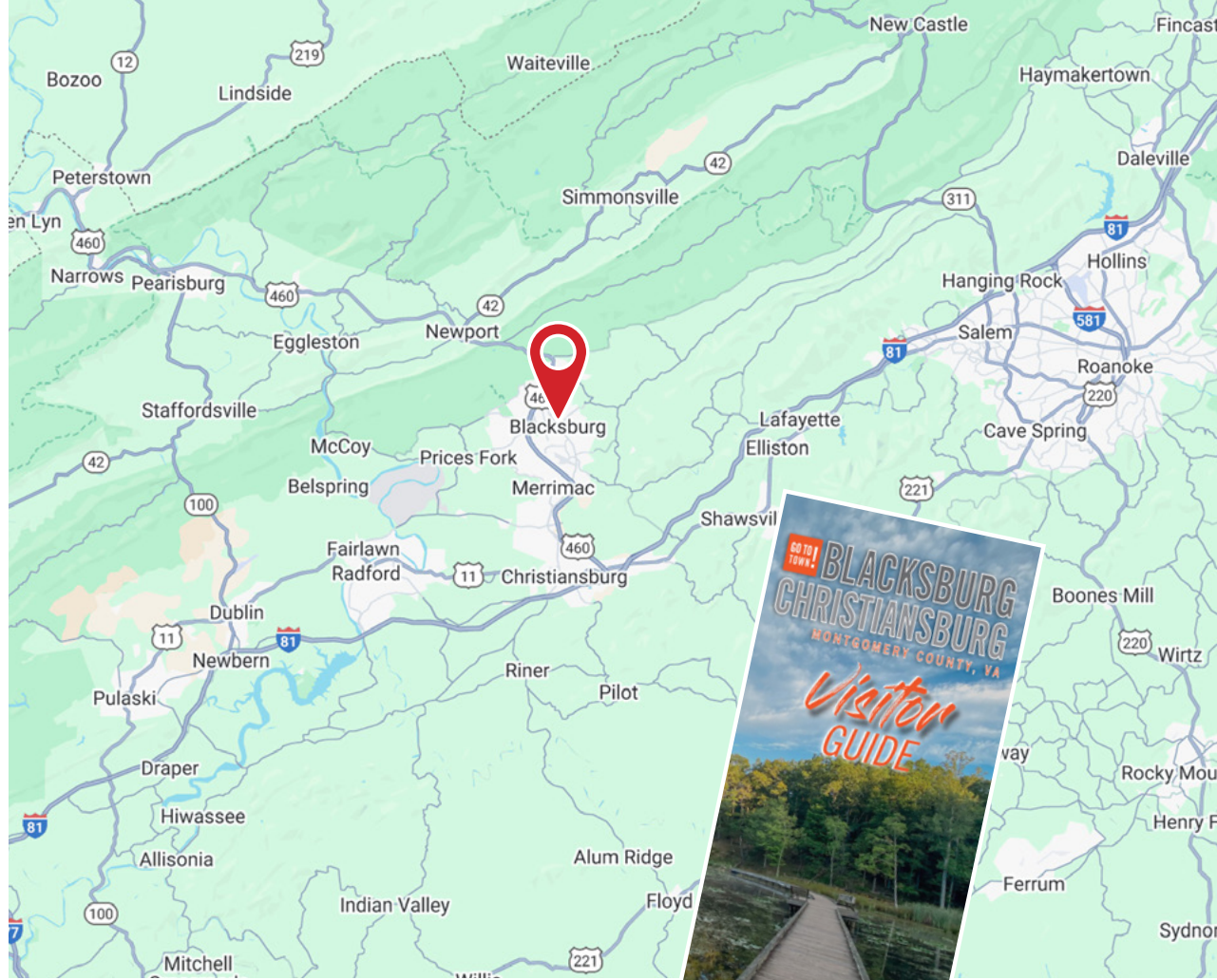
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Information contained herein is deemed reliable but not guaranteed



MARKET OVERVIEW

VIRGINIA TECH SNAPSHOT



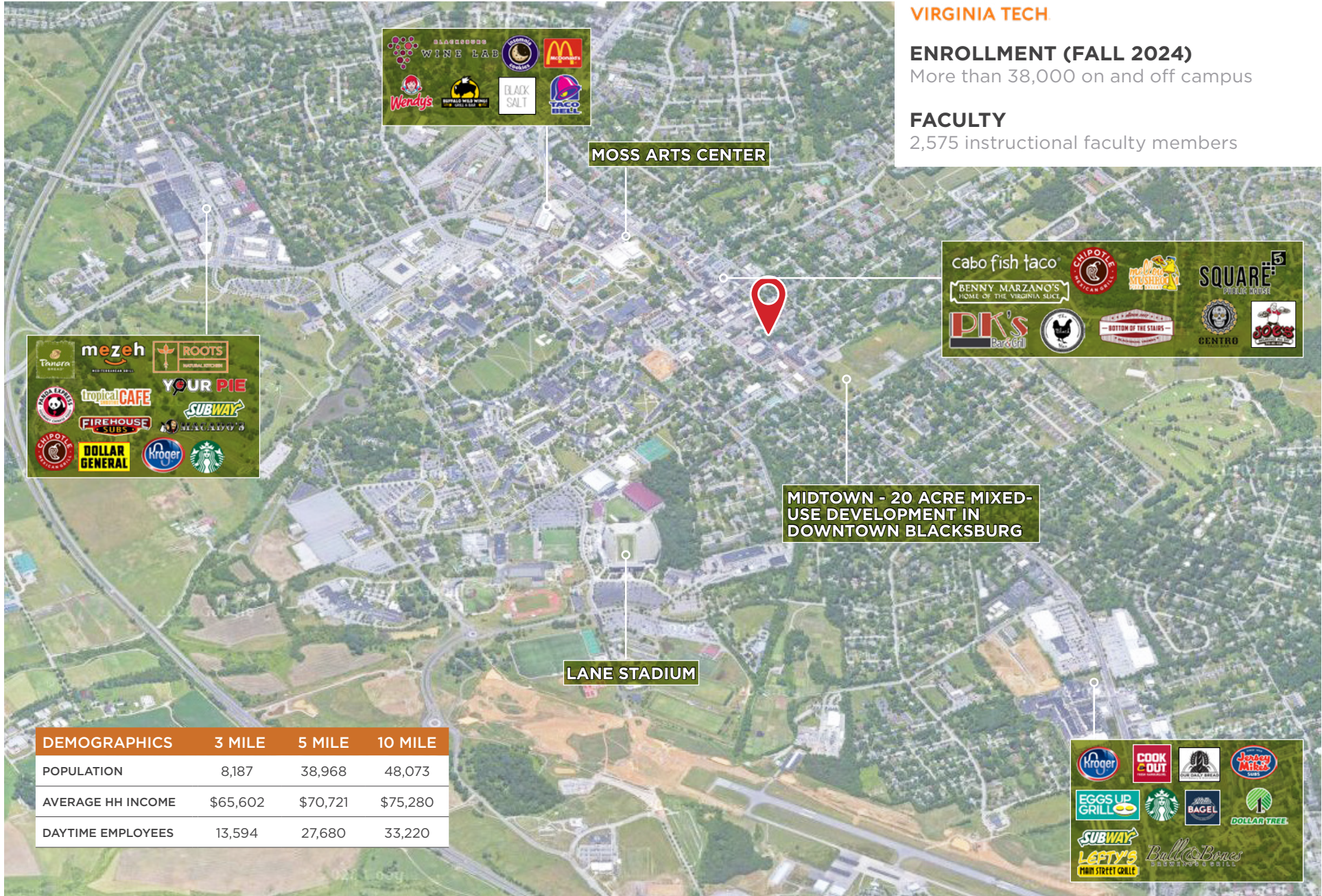
VIRGINIA TECH

ENROLLMENT (FALL 2024)

More than 38,000 on and off campus

FACULTY

2,575 instructional faculty members



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	8,187	38,968	48,073
AVERAGE HH INCOME	\$65,602	\$70,721	\$75,280
DAYTIME EMPLOYEES	13,594	27,680	33,220

MARKET OVERVIEW

MONTGOMERY COUNTY SNAPSHOT

THE HOME OF VIRGINIA TECH AND THE TOWNS OF BLACKSBURG AND CHRISTIANSBURG.

Whether you are searching for outdoor recreational activities, arts, festivals, history, sporting events or shopping and dining, we have it all.

Located in the beautiful New River Valley - within 30 minutes of Roanoke, VA. - people come to visit Blacksburg, Christiansburg and Montgomery County for all sorts of reasons.

LEADING METRO AREA IN VIRGINIA , AREA DEVELOPMENT

The Blacksburg-Christiansburg MSA was named #1 in Virginia and #49 in the United States on the Area Development 2023 Leading Metro Areas rankings, and was the only Virginia MSA to rank in the top 50. The MSAs were ranked based on factors like activity in high-tech manufacturing and other STEM fields, the cost of living, and unemployment rates.

Employer	Ownership Type	NAICS Classification	Employees
Virginia Tech	State Gov	Educational Services	5,000 or more
Dish Network	Private	Administrative	100 to 249
Moog Inc	Private	Electrical Equipment	1,000 or more
Montgomery County School Board	Local Gov	Educational Services	1,000 or more
Montgomery Regional Hospital	Private	Hospitals	500 to 999
Lexington Rowe Furniture Inc	Private	Furniture	500 to 999
Carilion New River Valley Medical Center	Private	Hospitals	500 to 999
Town of Blacksburg	Local Gov	Executive, Legislative, and Other General Government Support	250 to 499
County of Montgomery	Local Gov	Executive, Legislative, and Other General Government Support	250 to 499
New River Valley Community Services	Local Gov	Social Assistance	250 to 499
Kroger	Private	Food and Beverage Stores	250 to 499
Wal Mart	Private	General Merchandise Stores	250 to 499



MONTGOMERY'S LOW COST OF LIVING & VIBRANT WORKFORCE CREATE ABUNDANT OPPORTUNITIES FOR BUSINESSES TO FLOURISH:

Population: **102,061**
 Employment %: **3.0%**
 Total Labor Pool: **600,000**
 % Bachelors Degree: **47.5%**
 Cost of Living Index: **94.4**
 Median Home Price: **\$444,743**

EMPLOYMENT BY INDUSTRY

Source: Virginia Employment Commission, Economic Information & Analytics, Quarterly Census of Employment and Wages (QCEW), 3rd Quarter (July, August, September) 2023.

Accommodation and Food Services	4253
Government Total	13851
Manufacturing	5207
Health Care and Social Assistance	4755
Retail Trade	4162
Government Total	13851
Professional, Scientific, and Technical Services	2473
Health Care and Social Assistance	4755

CULTURAL ATTRACTIONS ENRICH THE QUALITY OF LIFE FOR EVERYONE:
 Montgomery Museum of Art & History, Moss Arts Center, The Lyric Theatre, Starlite Drive-In



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