FOR SALE

75 Hampton Boulevard NE
Christiansburg, VA 24073

COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- 10,688± SF office building on 1.2 acres of land
- Fully leased with several new building upgrades and replacements
- B-3 zoning in place allowing for most general business and commercial uses
- Located in Christiansburg with close proximity to I-81 and Route 11
- USDA is the anchor tenant
- Sale Price: $1,750,000

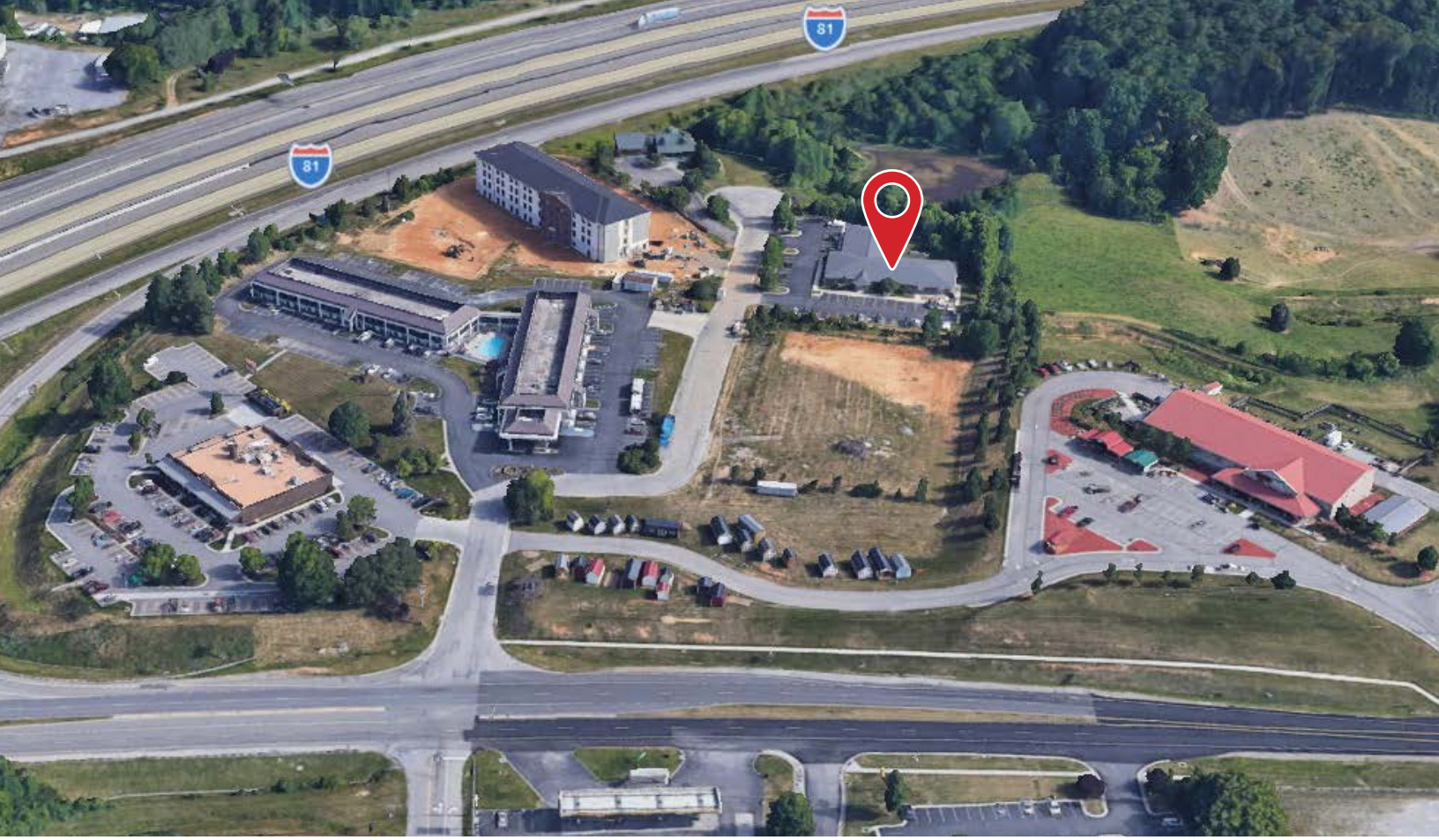
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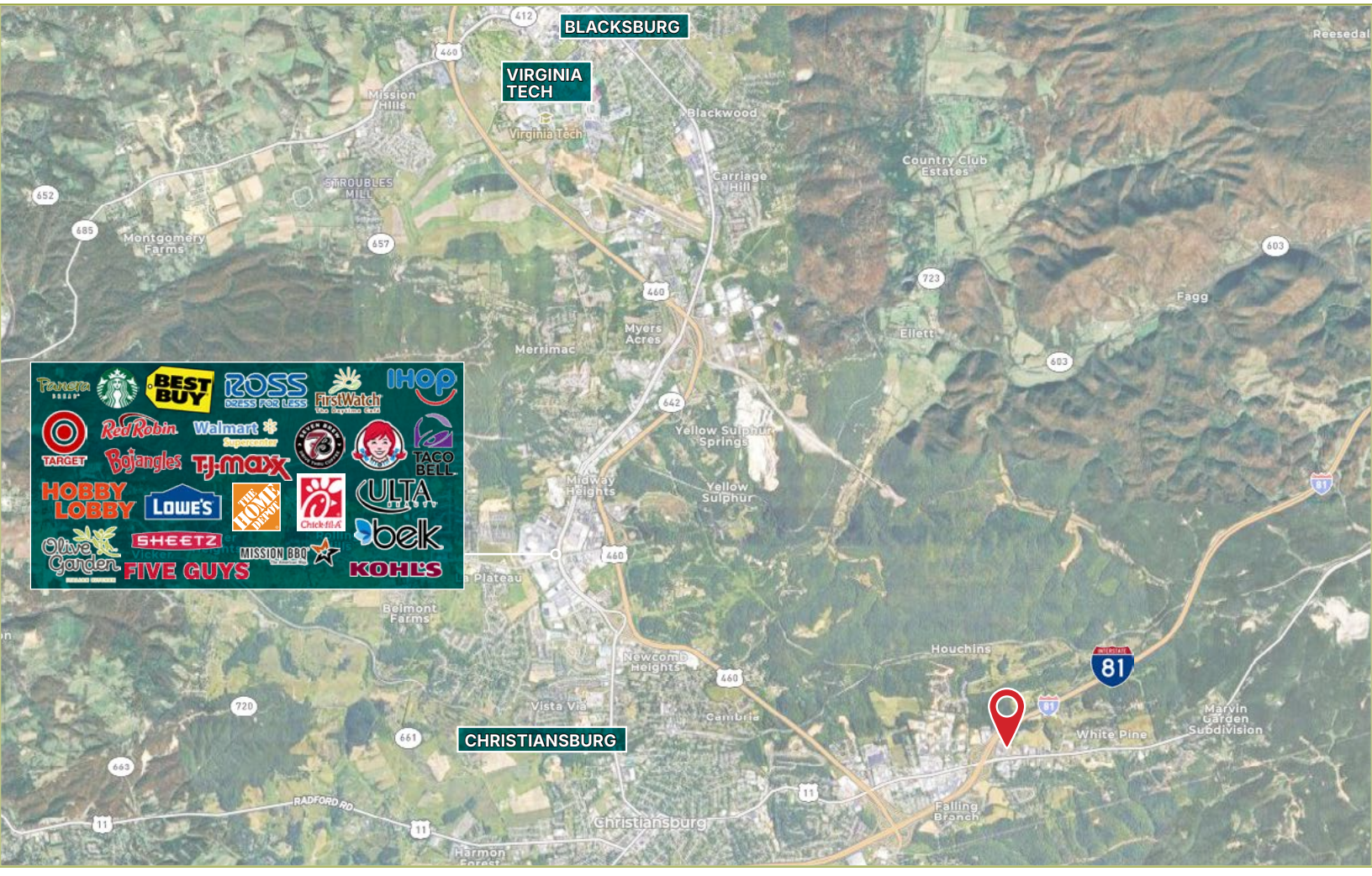
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BLACKSBURG
VIRGINIA TECH
CHRISTIANSBURG
Mission Hills
Virginia Tech
Blackwood
Reesedale
Country Club Estates
Carriage Hill
STROUBLES MILL
Montgomery Farms
Merrimac
Myers Acres
Fagg
Ellett
Yellow Sulphur Springs
Midway Heights
Yellow Sulphur
Plateau
Belmont Farms
Houchins
Newcomb Heights
Vista Via
Cambria
White Pine
Marvin Garden Subdivision
Falling Branch
Christiansburg
Harmon Forest
RADFORD RD
412
460
652
685
657
723
603
642
720
661
663
11
81
Panera
BEST BUY
ROSS DRESS FOR LESS
FirstWatch
IHOP
TARGET
Red Robin
Walmart
Bojangles
TJ-maxx
TACO BELL
HOBBY LOBBY
LOWE'S
THE HOME DEPOT
Chick-fil-A
ULTA
belk
Olive Garden
SHEETZ
MISSION BBQ
FIVE GUYS
KOHL'S



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.

A Strong Foundation for Business Success

Home to Virginia Tech, a nationally recognized research university, the Blacksburg-Christiansburg-Radford region offers a highly educated workforce, a growing technology and advanced manufacturing base, and an exceptional quality of life. The region continues to attract employers and investment through its innovation ecosystem, workforce pipeline, affordability, and access to outdoor recreation.

Employer	NAICS Classification	Employees
Virginia Tech	Higher Education / Research University	5,000+
Volvo Group North America	Transportation Equipment Manufacturing	Among region's largest employers
Moog Inc.	Advanced Manufacturing / Electrical Equipment	1,000+
Montgomery County School Board	Educational Services	1,000+
Radford University	Higher Education	Major regional employer
Carilion New River Valley Medical Center	Healthcare / Hospital	500 to 999
HCA Virginia Health System	Healthcare / Hospital	Major regional employer
BAE Systems	Defense & Advanced Manufacturing	Major regional employer
Kollmorgen	Industrial Automation & Motion Control Manufacturing	Major regional employer
Celanese	Chemical Manufacturing	Major regional employer

By the Numbers

Top 50

Economic Growth Market in the U.S.

Virginia's New River Vally

3.7% GDP

Second-highest growth rate among Virginia's metropolitan regions

Onward New River Vally

Montgomery County's highly educated workforce, innovation-driven economy, and exceptional quality of life create a strong foundation for business growth. Home to nearly 100,000 residents and anchored by Virginia Tech, the county offers a young talent base, a highly skilled workforce, attainable housing, and a business-friendly environment that continues to attract employers and investment.

Population: **102,061**

% Bachelors Degree: **48.8%**

Median HH Income: **$97,599**

Median Home Price: **$304,600**

Median Age: **29.5**

Average Commute: **18.2 Minutes**

Top Employment Sectors

A diverse employment base spanning government, advanced manufacturing, healthcare, professional services, retail, and hospitality supports long-term economic stability and workforce availability.

Government	13,851 Employees
Manufacturing	5,207 Employees
Health Care & Social Assistance	4,755 Employees
Accommodation & Food Services	4,253 Employees
Retail Trade	4,162 Employees
Professional, Scientific & Technical Services	2,473 Employees