

FOR SALE OR LEASE Available Immediately



2790 Market Street NE

Christiansburg, VA 24073

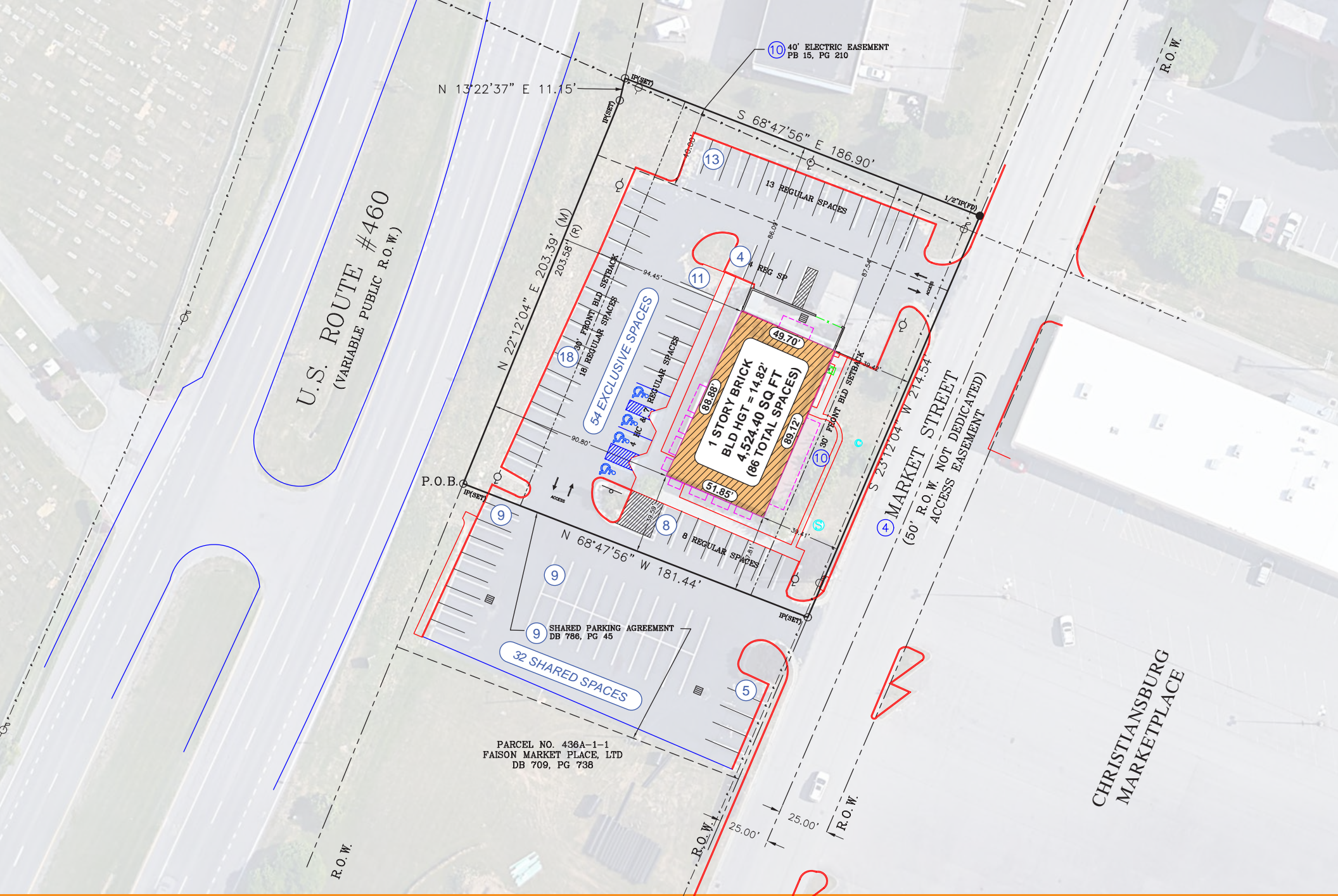
Overview

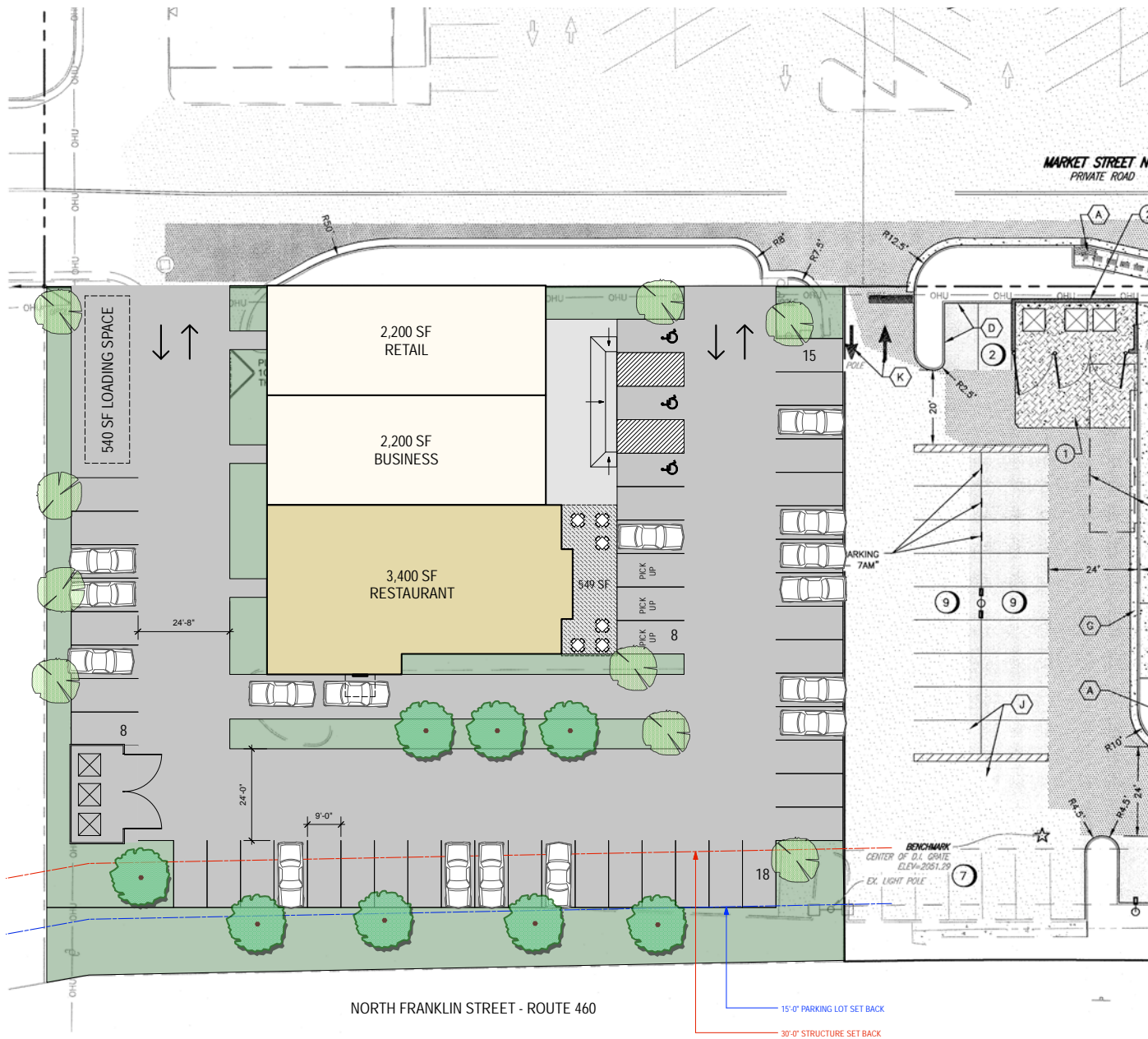
Free-standing building with pylon signage available adjacent to Christiansburg Marketplace, a 200,000 square foot shopping center undergoing a redevelopment with new anchors, shop space, and a new signalized entrance on Franklin Street. Property can be repositioned as a multi-tenant building, leased to single tenant, ground leased, or sold.

Quick Facts

Availability	Immediate
Building Size	4,524 square feet (0.903 A Parcel)
Sale Price	\$2,150,000.00
Parking	86 total parking spaces (54 exclusive & 32 shared)
Taxes	\$9,892.35

2023 Demographics	1 mile	3 miles	5 miles
POPULATION	2,545	21,741	64,935
HOUSEHOLDS	1,075	9,467	24,075
AVG. HH INCOME	\$85,958	\$86,086	\$88,153
DAYTIME POPULATION	3,425	24,157	107,618
TRAFFIC COUNTS	15,000 AADT (N Franklin Street)		





SCHEME 9

ZONING DISTRICT B3

RESTAURANT 1 - 3,400 SF
 BUSINESS 1 - 2,200 SF
 BUSINESS 2 - 2,200 SF
BUILDING TOTAL - 7,800 SF

GREEN SPACE

20 PERCENT MINIMUM REQUIRED (0.2 x 39,349) = 7,870 SF
 PROVIDED - 8,292 SF

PARKING

2,200 SF RETAIL (1/250 SF) = 9 SPACES
 2,200 SF OFFICE (1/400 SF) = 6 SPACES
 3,400 SF RESTAURANT (1/100 SF) = 34 SPACES
 MINIMUM SPACES REQUIRED = 49 SPACES
 SPACES PROVIDED = 51 SPACES

LOADING SPACES

ONE LOADING SPACE REQUIRED
 MINIMUM REQUIRED - 540 SF
 PROVIDED - 540 SF






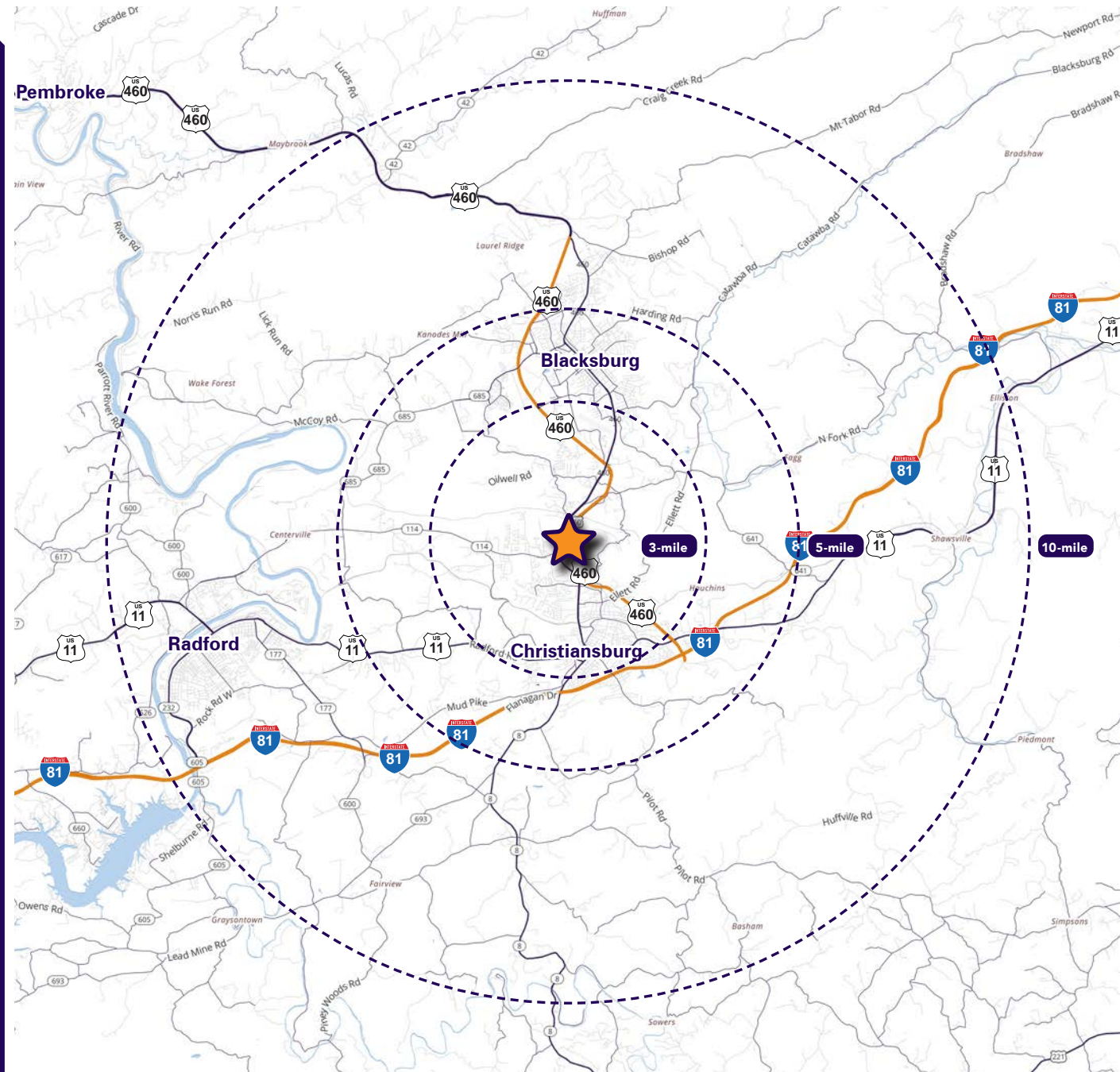
Interested? Contact:

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