



THALHIMER

**RETAIL FOR LEASE
NORTH END**

300-460 Turner Street | Blacksburg, VA



For more information, contact:

JOHN K. NIELSEN
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Wells Fargo Tower
10 S. Jefferson Street, Suite 1750
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www.thalhimer.com

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Property Features

- Availabilities from 2,252 to 3,375 SF
- 227,000 SF mixed use development located adjacent to the campus of Virginia Tech
- Office and retail space available
- 146 space surface lot and 800 space parking garage on site
- Great access and visibility to surrounding daytime and residential population
- Virginia Tech University 30,000+ student count
- 3,102 apartment units in a one mile radius
- Heavy footfall traffic and great walkability

Demographics

	1 Mile	3 Miles	5 Miles
Residential Population	21,856	47,368	55,467
Population with student count	49,574	76,787	91,782
Avg. HH Income	\$37,479	\$58,941	\$61,567
Business Population	17,394	34,567	42,151

Traffic Counts

Pedestrian	1,500 pedestrians per day
Vehicular	24,000 VPD – Main Street 29,000 VPD – Prices Fork
Public	5 main transit routes at 13 minute average intervals
Onsite	5,755 trips per day



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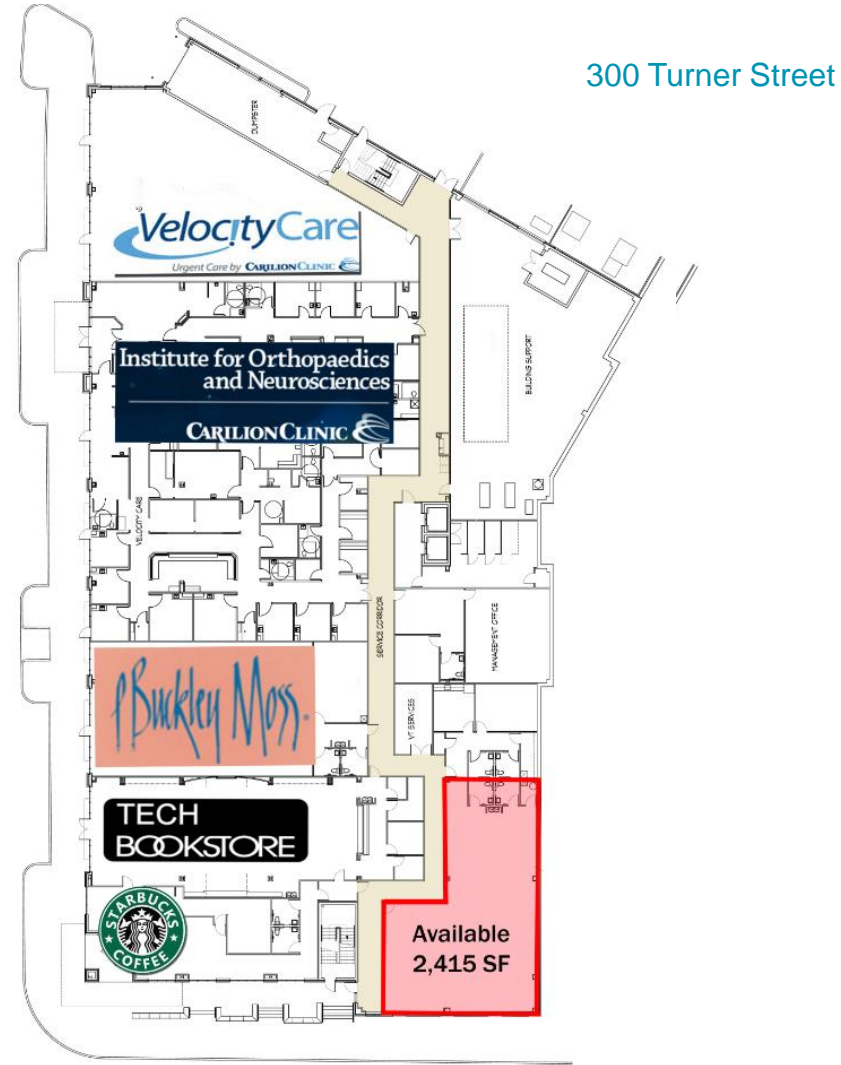
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BUILD-TO-SUIT

OPPORTUNITY



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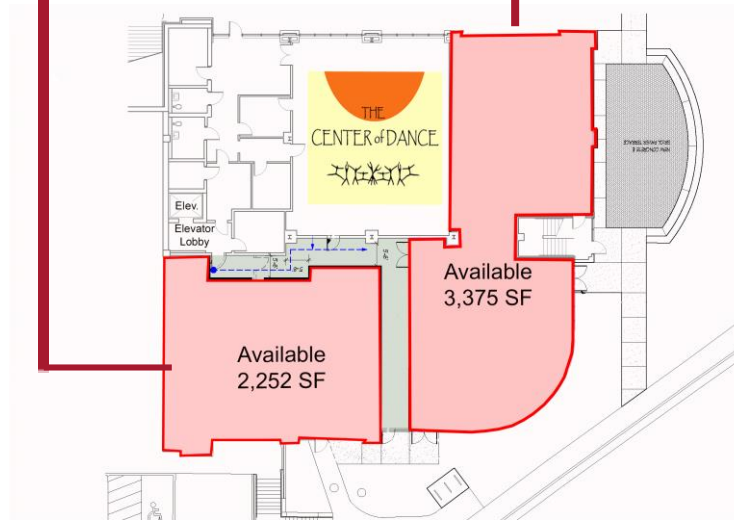
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Street Elevation



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