



**THALHIMER**

**FOR LEASE**  
**1518 N Main Street**  
Blacksburg, VA 24060

**PRE-LEASING / 2020 DELIVERY**



**1,200 – 7,000 SF Spaces for Lease**

For more information, contact:

**JESSICA JOHNSON, CCIM**  
Vice President  
540 767 3006  
[jessica.johnson@thalhimer.com](mailto:jessica.johnson@thalhimer.com)

Wells Fargo Tower  
10 S. Jefferson Street, Suite 1750  
Roanoke, VA 24011  
[www.thalhimer.com](http://www.thalhimer.com)

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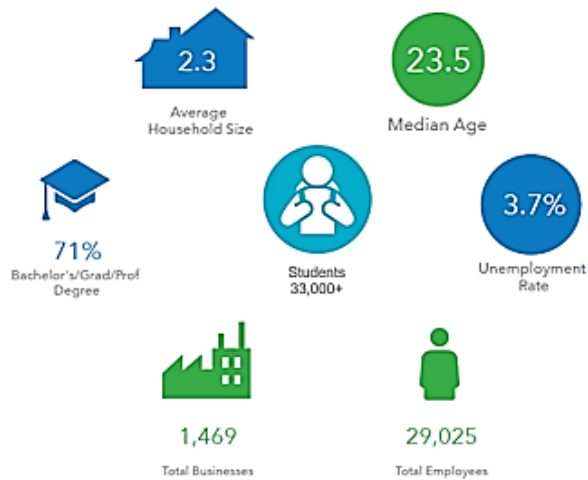
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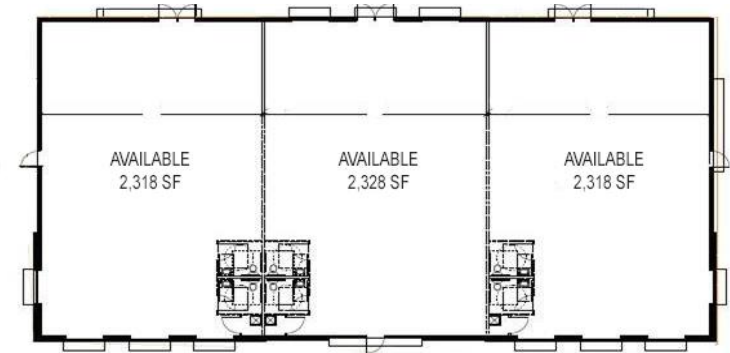
KEY FACTS

3-MILE RADIUS



Property Features

- 1,200 – 7,000 SF retail/office/medical
- New Construction - Pre-leasing - \$25.00 PSF
- Strong retail trade area with prime visibility
- Onsite - 120+ parking spaces
  - Daily visits - 300+
  - VA Tech bus stop – 30+ stops per day
- End cap with patio opportunity



Schematic Floor Plan - Building B

Demographics

	1 Mile	2 Miles	3 Miles	5 Miles
Population	12,238	32,439	40,757	53,157
No. of Households	4,609	9,787	13,190	18,653
Avg. HH Income	\$49,098	\$58,125	\$63,579	\$63,836
Daytime Population	20,981	41,982	48,775	64,689

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**PURPOSE BUILT STUDENT HOUSING**



**Bldg A**



**Bldg C**



**Bldg E**

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