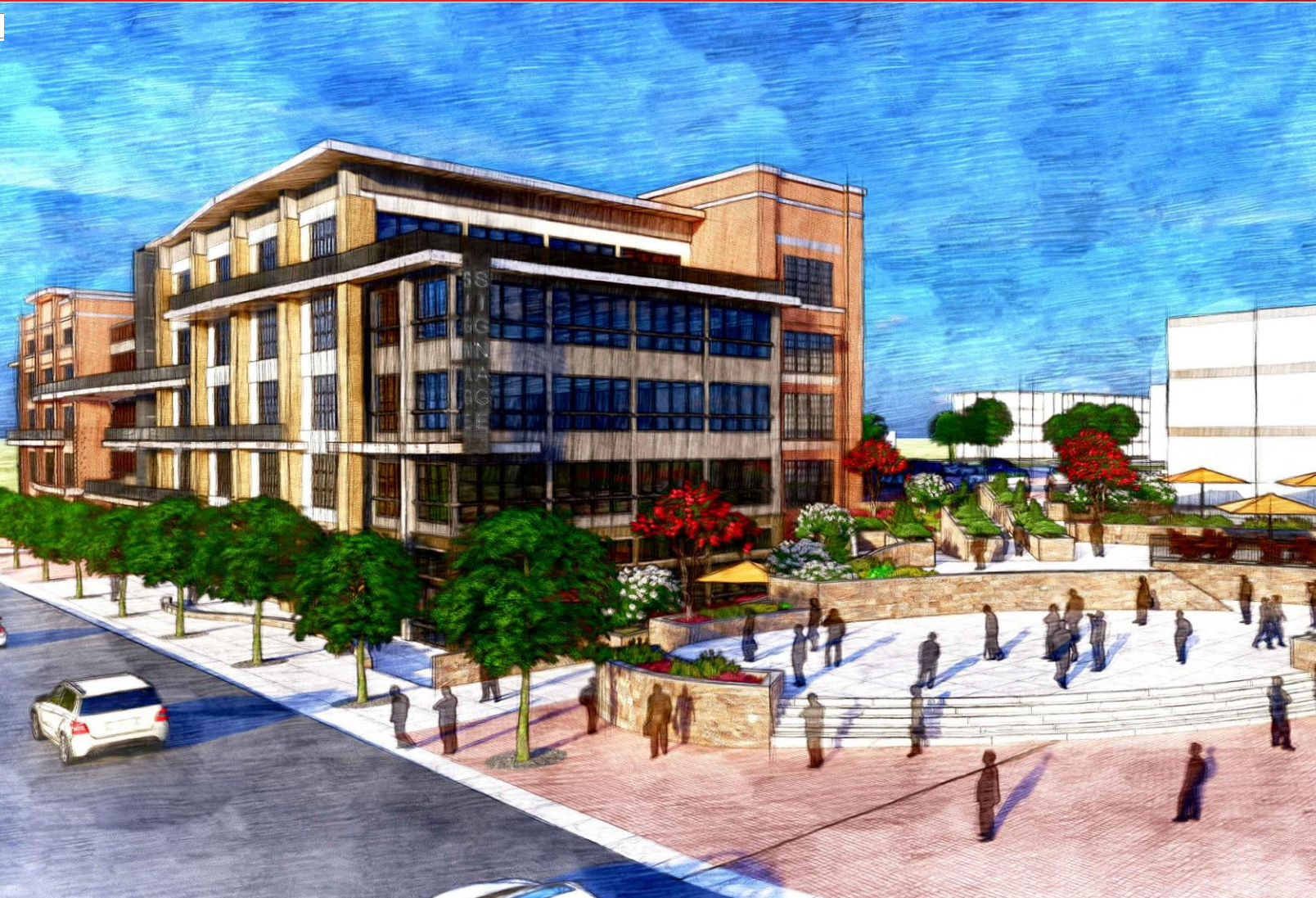




**THALHIMER**

**RETAIL / OFFICE / MIXED USE FOR LEASE  
MIDTOWN**

S Main Street & Eheart Street SE | Blacksburg, VA 24060



**MIDTOWN**

TOTAL SIZE

*20 AC Mixed-Use Urban  
Development in  
Downtown Blacksburg*

AVAILABLE SF

*Up to 30,000 SF in Retail*

*Up to 74,000 SF in Office*

For more information, contact:

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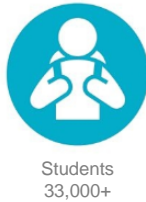
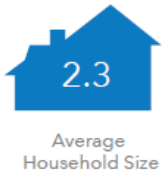
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**Property Highlights**

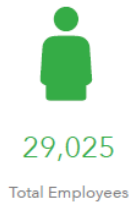
- NEW CONSTRUCTION!
- Most exciting mixed-use commercial and residential development in western Virginia
- Premier office and retail space available in heart of Blacksburg
- Development amenities include civic and public space
- Walkable to downtown amenities, Virginia Tech, and residential
- Ample public surface (120+) and garage parking (350+)

**KEY FACTS**

3-MILE RADIUS



71%  
Bachelor's/Grad/Prof Degree



*Select List of Major Blacksburg Employers*



**Demographics**

	1 Mile	2 Miles	3 Miles	5 Miles
Population	15,757	37,243	48,812	49,196
No. of Households	3,315	12,167	16,911	20,843
Avg. HH Income	\$57,092	\$53,489	\$60,579	\$64,502
Daytime Population	18,260	49,615	61,616	73,259

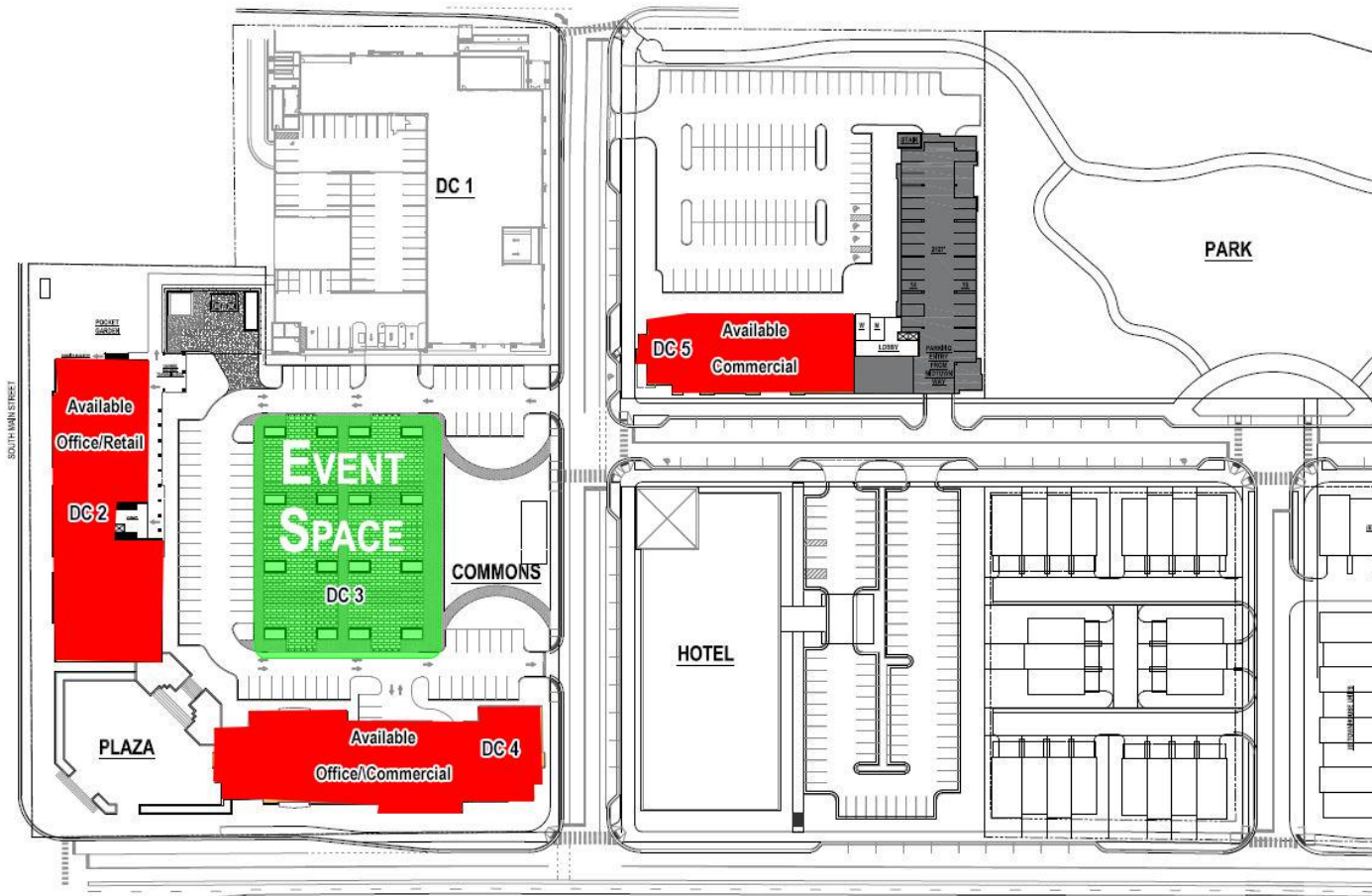
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**MIDTOWN – SITE PLAN CONCEPT**



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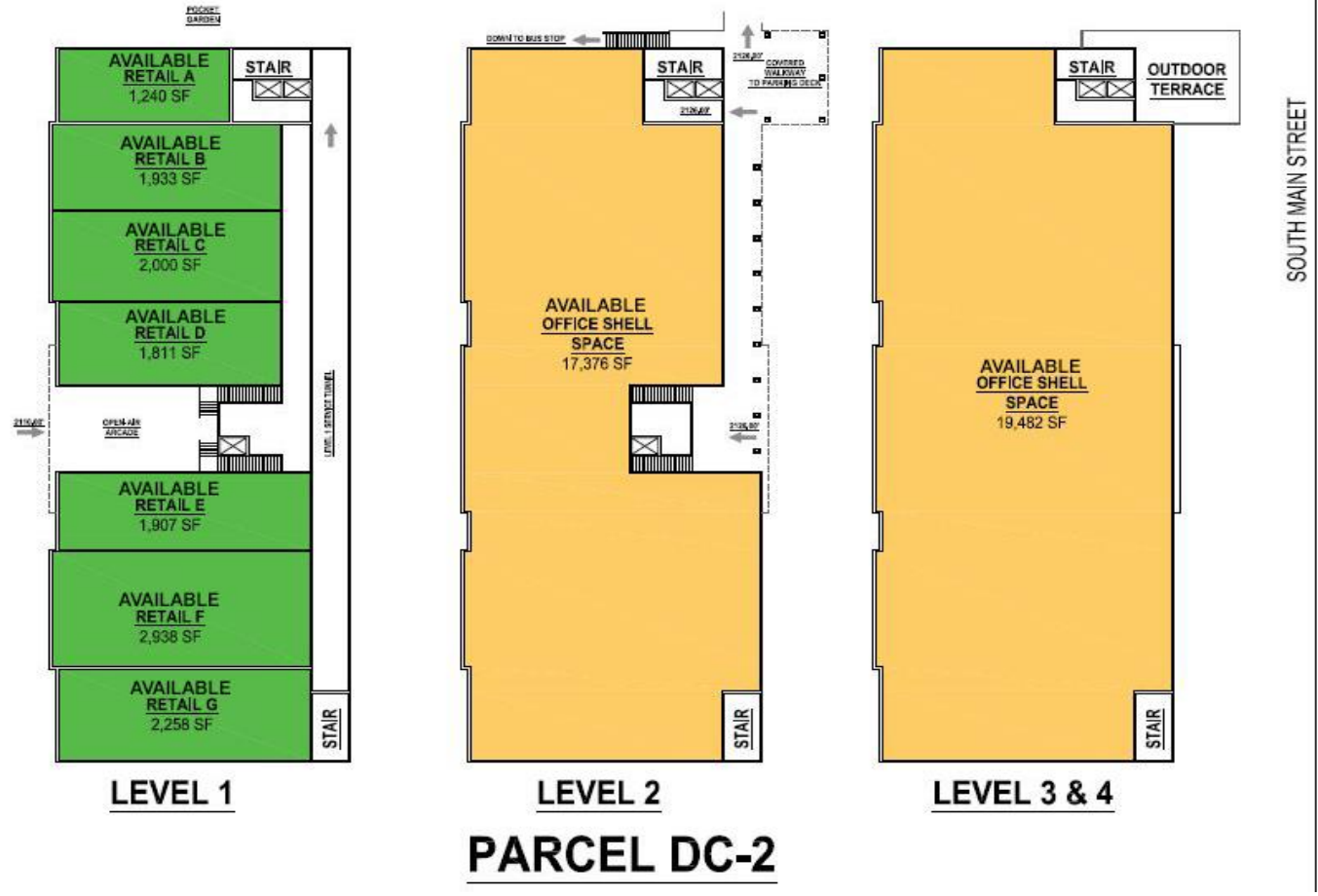
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**MIDTOWN –PARCEL DC-2**

Availability	
1 – Retail	Up to 14,807 SF
2 - Office	Up to 17,376 SF
3 - Office	Up to 19,482 SF
4 - Office	Up to 19,482 SF

**Features**

- First floor retail, upper story office space available
- Large, flexible floor plates
- Facing S. Main Street in Downtown Blacksburg
- Can be built to tenant’s specifications



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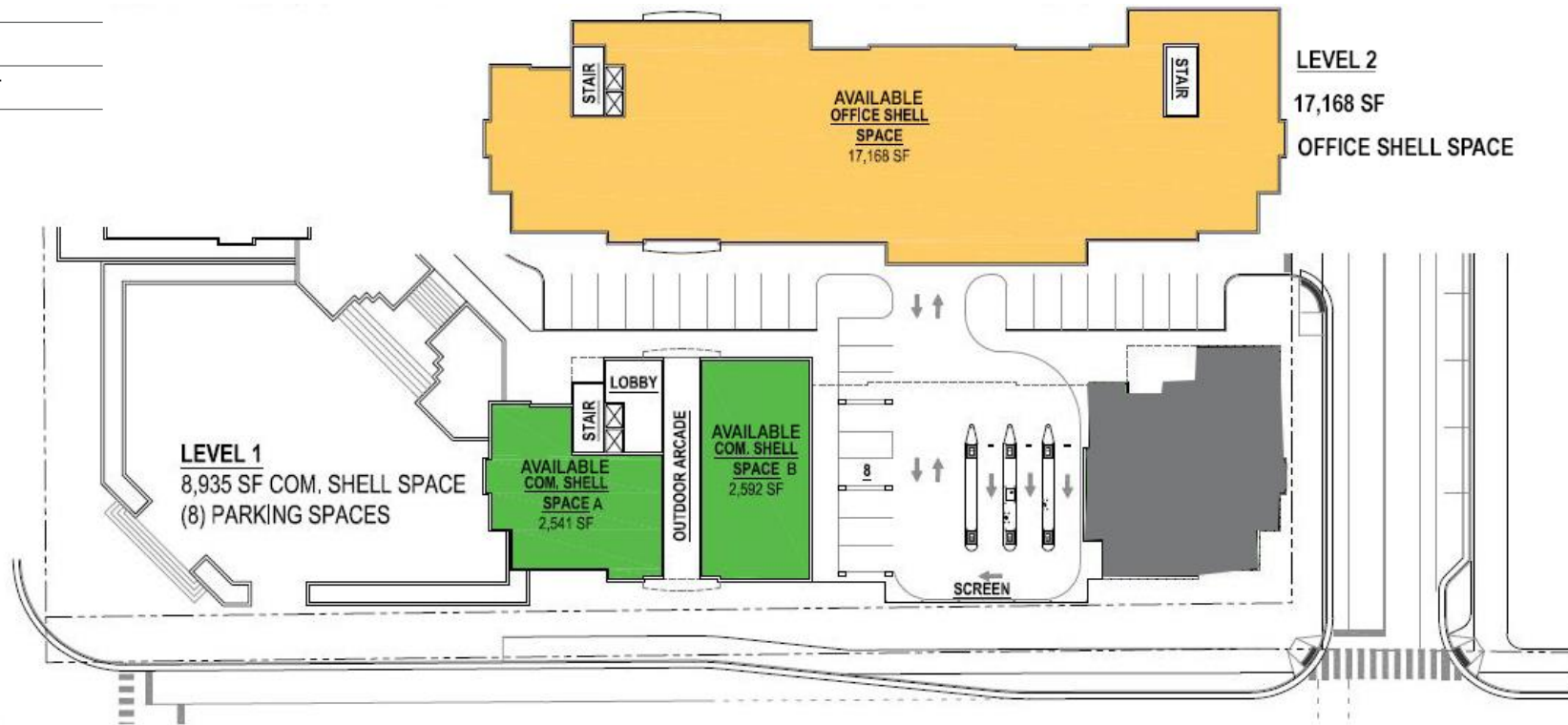
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**MIDTOWN – PARCEL DC-4**

Availability	
1A – Comm. Shell	2,541 SF
1B – Comm. Shell	2,592 SF
2 – Office Shell	Up to 17,168 SF

**Features**

- First floor commercial shell space. Great for office, retail or restaurant
- Large, flexible upper level floor plate
- Can be built to tenant's specifications



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MIDTOWN –PARCEL DC-5

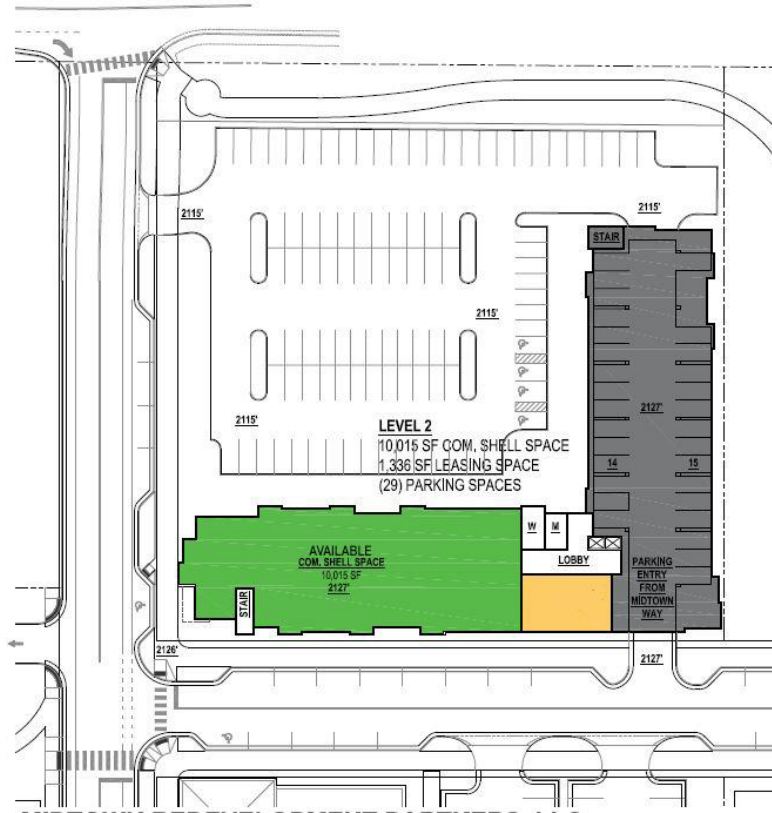
Availability

L2 – Comm. Shell 10,015 SF

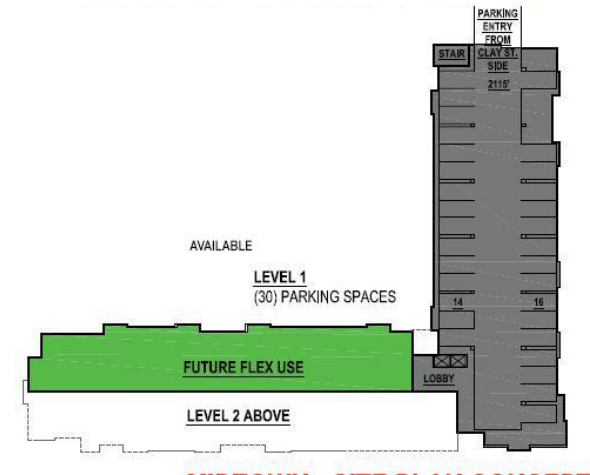
L1 – Flex Use 4,000 SF (+/-)

Features

- 2<sup>nd</sup> Level Commercial Shell Space
- First level flex space available
- Can be built to tenant’s specifications



PARCEL DC-5



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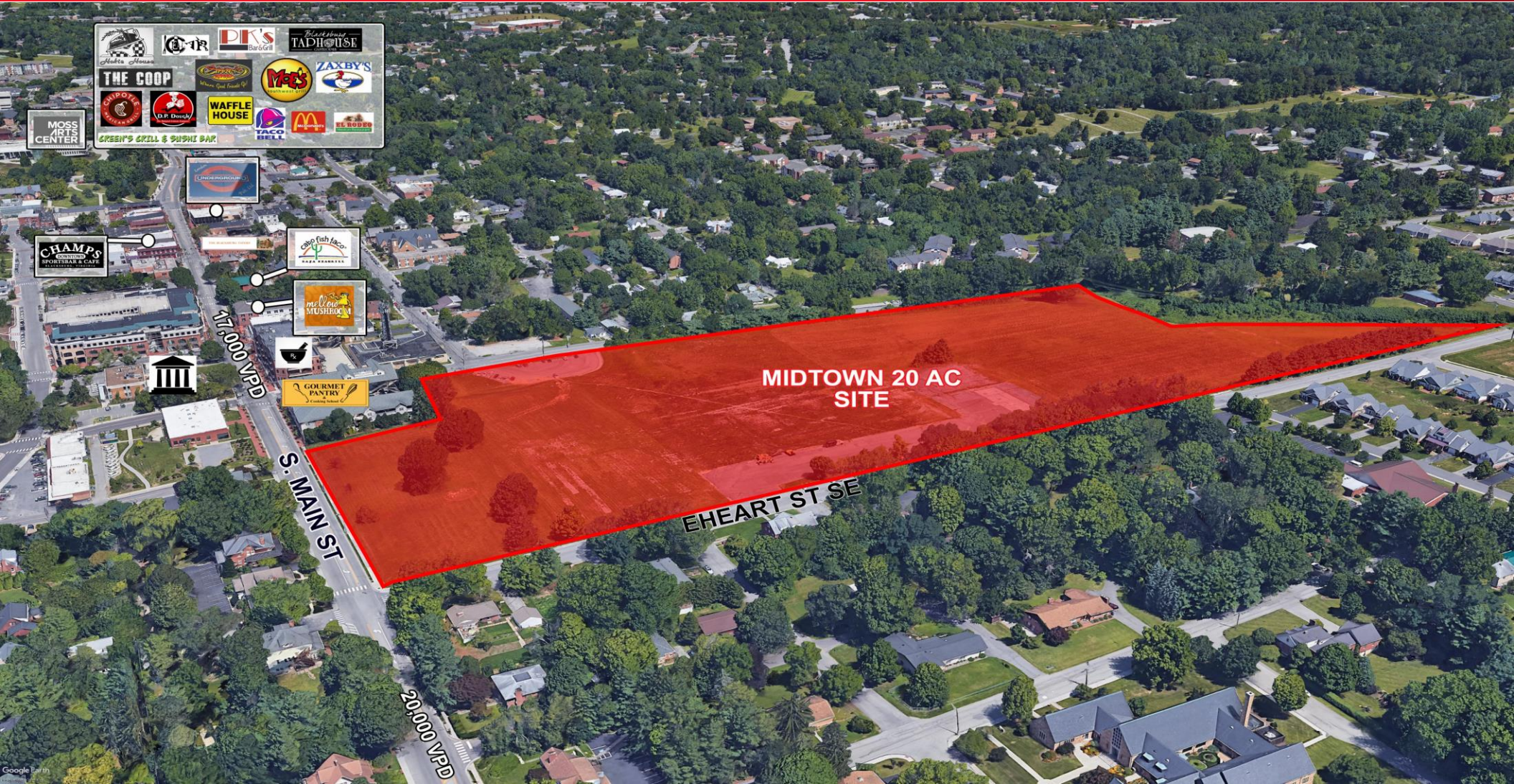
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# RETAIL / OFFICE / MIXED USE FOR LEASE MIDTOWN

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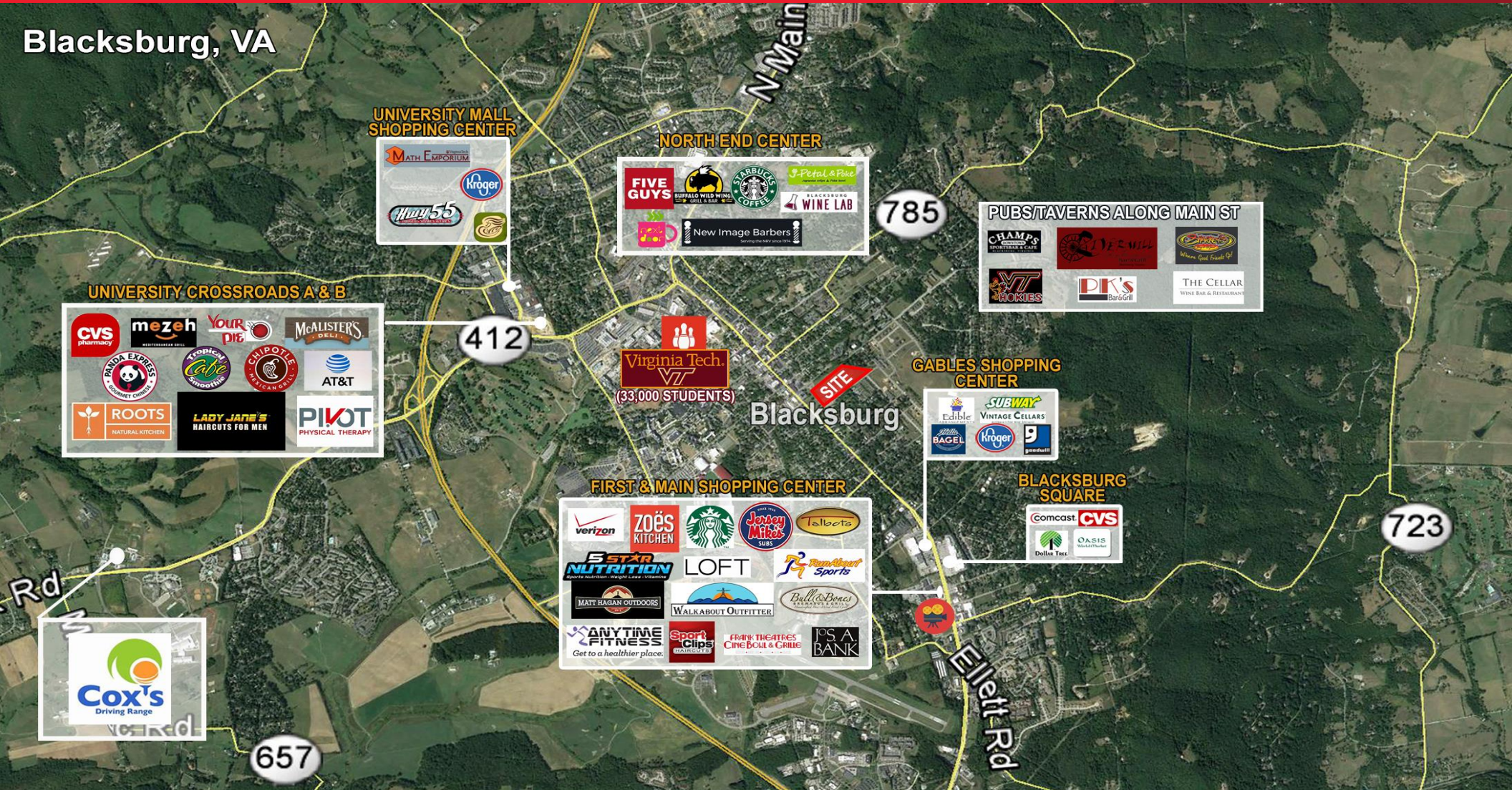
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Blacksburg, VA



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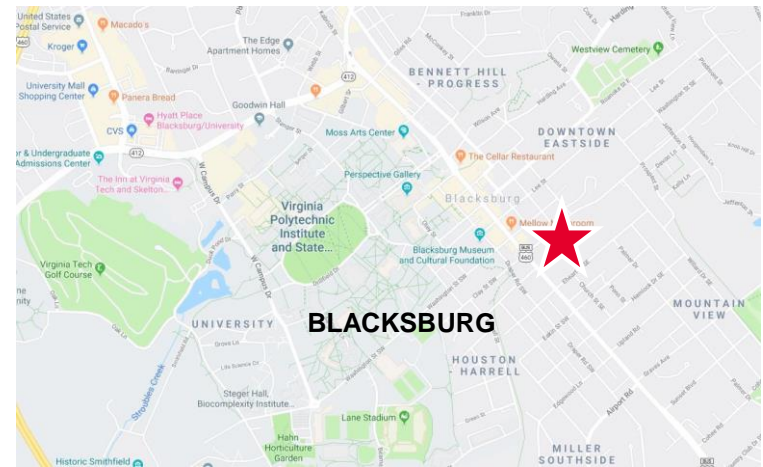
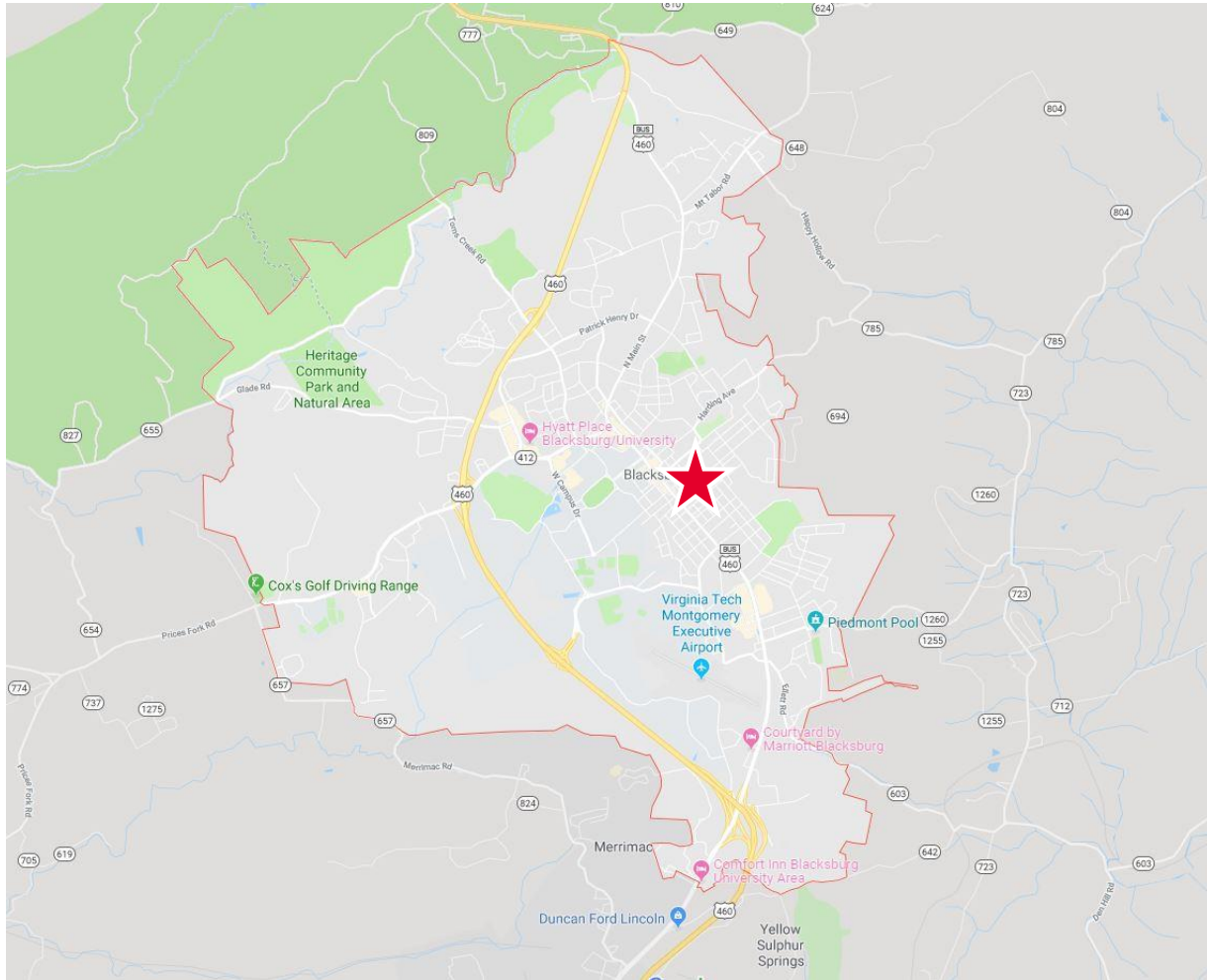
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