



THALHIMER

AVAILABLE UNIVERSITY CROSSROADS RETAIL B

900 Prices Fork Road | Blacksburg, VA

ADJACENT TO VT CAMPUS – 30,000+ STUDENTS



For more information, contact:

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900 Prices Fork Road | Blacksburg, VA

Property Features

- 2,024 SF available with TIA package
- Strong retail trade area
- Located at the signalized intersection of the future main entrance to Virginia Tech University
- Directly across street from Virginia Tech campus, 30,000+ students
- Site includes 126 room Marriott Residence Inn & 123 room Hyatt Place, opened in 2017 with 74% occupancy

Traffic Counts

| | |
|-----------------------|------------|
| Prices Fork Rd. | 29,000 VPD |
| University City Blvd. | 11,000 VPD |

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|----------|----------|----------|
| Residential Population | 18,607 | 45,820 | 54,815 |
| Population + Student Count | 49,574 | 76,787 | 91,782 |
| Average HH Income | \$54,915 | \$65,124 | \$68,236 |
| Average HH Income w/ students | \$37,327 | \$52,312 | \$57,160 |
| Business Population | 17,394 | 34,567 | 42,151 |

- **Voted Best College Town in the South by Southern Living**
- **Ranked #1 best performing small metro in Virginia**

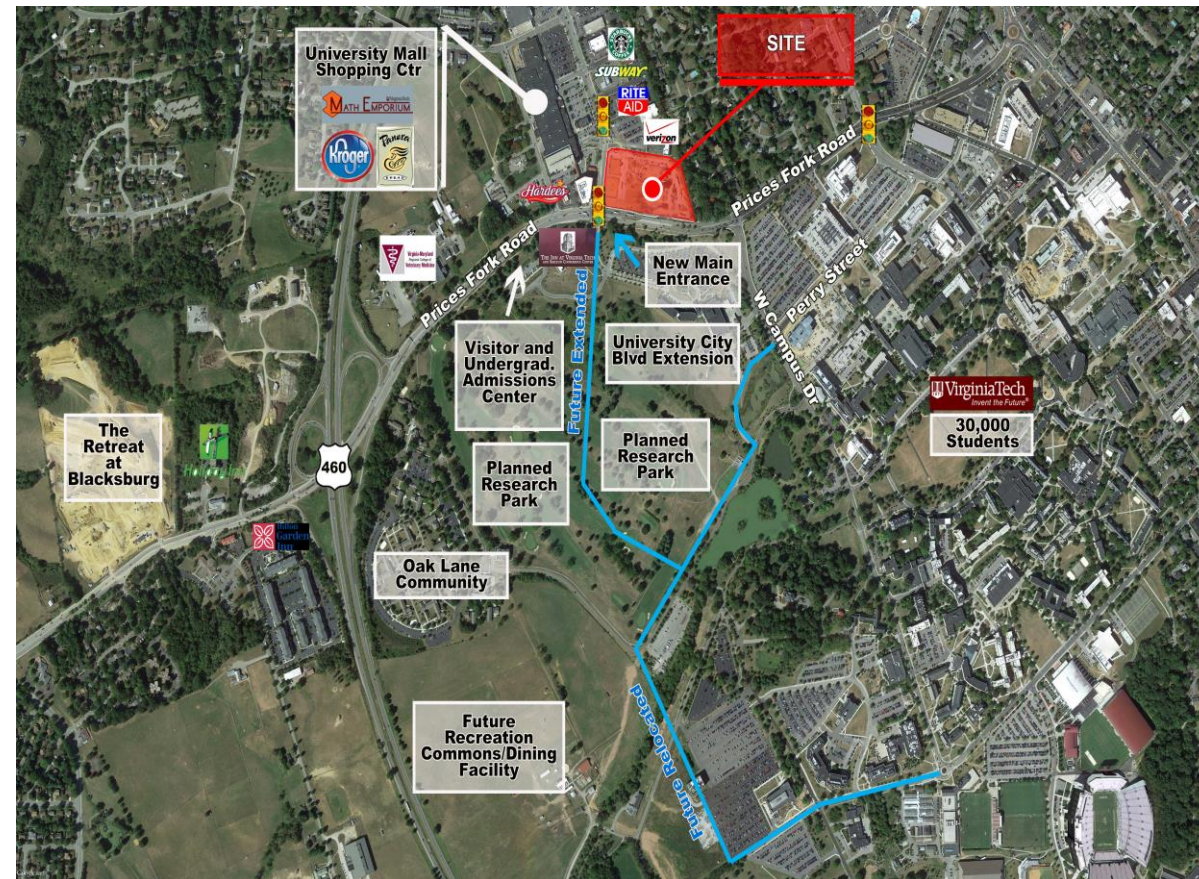
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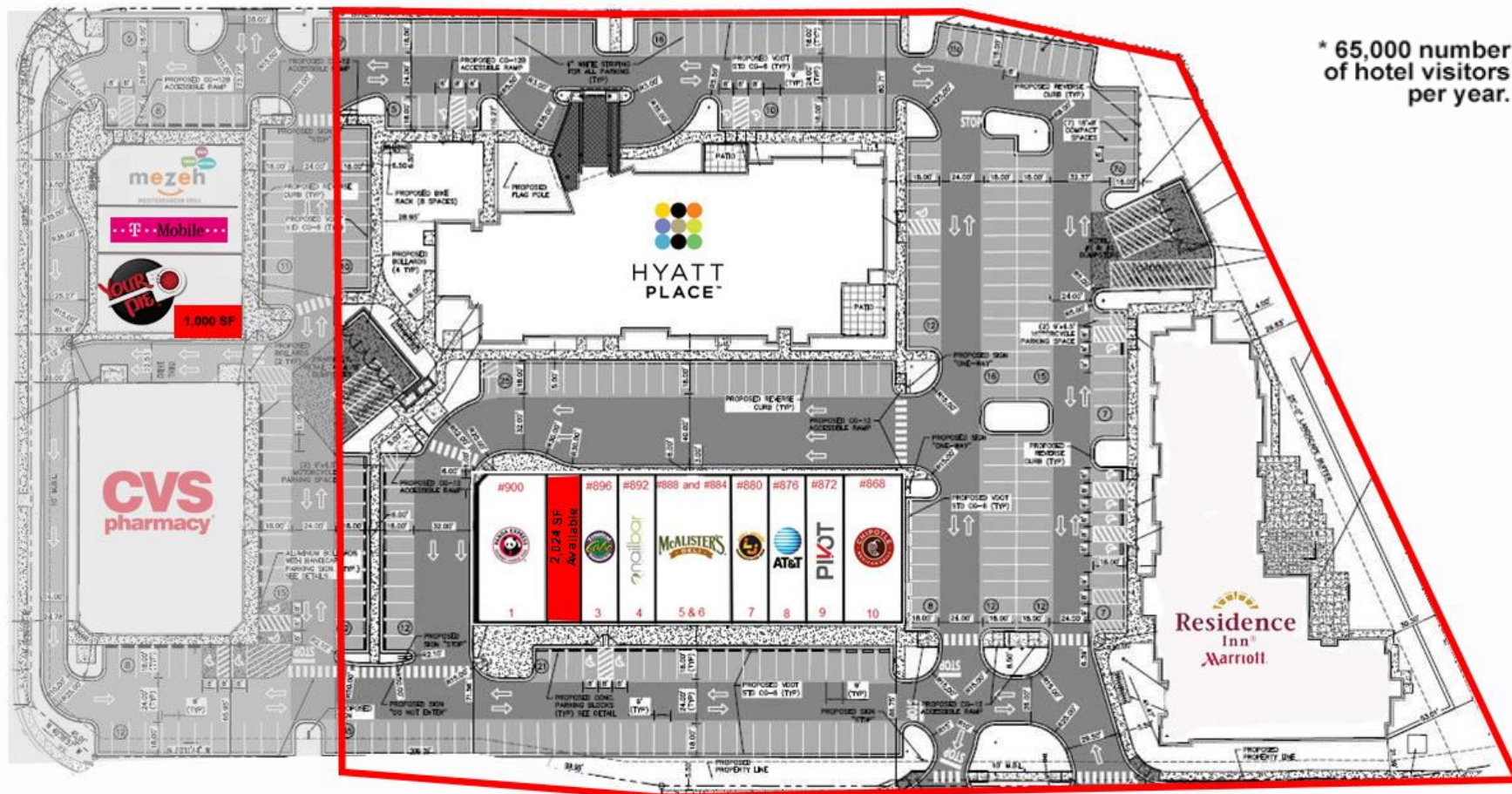
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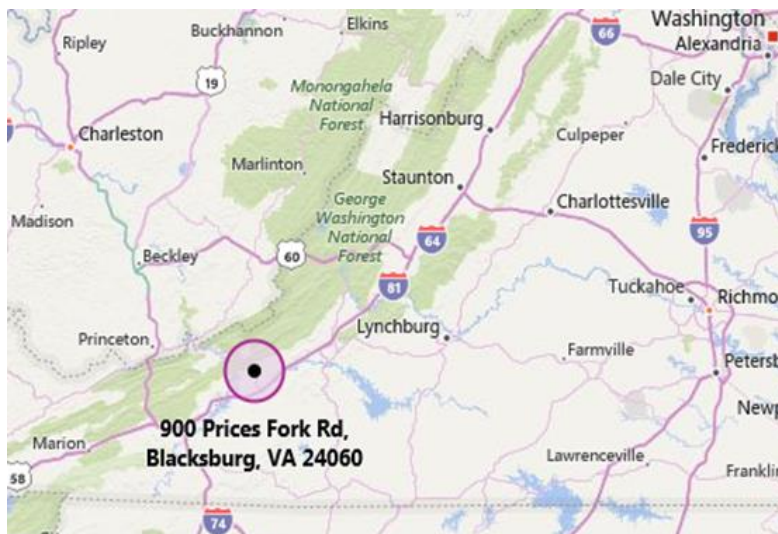
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900 Prices Fork Road | Blacksburg, VA

| #900 | #898 | #896 | #892 | #888 and #884 | #880 | #876 | #872 | #868 |
|---|-----------------------|---|---|--|---|---|---|---|
|  | 2,024 SF Available |  |  |  |  |  |  |  |
| 1 | 2 | 3 | 4 | 5 & 6 | 7 | 8 | 9 | 10 |



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