

FOR LEASE Available 2020



# Christiansburg Marketplace

Christiansburg, VA 24073

## Overview

- > Power center at Christiansburg's "Main and Main" intersection.
- > New signalized access to align with New River Valley Mall main entrance.
- > New building facades, pylon signage and landscaping.

## Quick Facts

<b>Availability</b>	2020 - full exterior renovation with new access
<b>Size</b>	Pads, Shops and Anchor retail space available
<b>Rental Rate</b>	TBD
<b>Net Charges</b>	\$3.00 CAM & Insurance, \$1.00 Taxes (2018 estimate)



2018 Demographics	3 miles	5 miles	10 miles
POPULATION	20,980	61,082	116,490
HOUSEHOLDS	9,000	22,460	43,911
AVG. HH INCOME	\$65,512	\$63,950	\$64,406
DAYTIME POPULATION	29,935	68,634	124,985
TRAFFIC COUNTS	14,000 AADT (Peppers Ferry Road)	22,000 AADT (N. Franklin Street)	41,000 AADT (US 460)



NEW TRAFFIC ACCESS

NORTH FRANKLIN STREET







What started as a collection of taverns and rest stops along the Great Wilderness Road has grown into the New River Valley's retail hub, pairing brand-name shopping and dining with locally-owned eateries and boutiques. Christiansburg is a place of past and present, with historic neighborhoods and innovative business and development existing side by side.

From the days of Daniel Boone, Davy Crockett, William Clark and eventually Booker T. Washington to the post World War era that saw the opening of the Starlite Drive-In, Christiansburg has continued to grow while maintaining its small-town vibe.

### Higher Education

Christiansburg is located within Virginia's Technology Corridor which highlights prominent universities, the Blacksburg Electronic Village (the Internet's first community-based computer network), and local businesses that make or use technology-driven products and/or services.

Christiansburg is situated near Virginia Polytechnic Institute and State University (Virginia Tech), Virginia's largest university and one of the nation's leading research universities; Radford University, considered one of the nation's "Top Up-and-Coming Schools" by U.S. News and World Report; and New River Community College, located in Dublin, Virginia, with a satellite campus in Christiansburg at the New River Valley Mall. Ignite Life Pacific College is also located in Christiansburg, just off Route 8.

### Local Business

The proximity to these facilities of higher education and the large concentration of retail establishments make Christiansburg a destination for visitors traveling to the New River Valley for business, education, and leisure. Christiansburg prides itself on providing a "business friendly atmosphere" and has been designated a Certified Business Community.

The Town is known as the regional retail hub with the New River Valley Mall and Regal 14 Cinema, Spradlin Farm, New River Valley Center, and Market Place shopping centers all located near the intersection of N. Franklin Street (U.S. Route 460) and Peppers Ferry Road (Virginia Route 114). There are numerous other smaller shopping centers, 14 hotels, several bed and breakfasts, approximately 80 restaurants, and a drive-in theater throughout Town.



<http://www.christiansburg.org/>



## Student & Employee Profile Fall 2017

Total Enrollment: 34,440

Undergraduate 27,193

Graduate 6,746

Professional 501

Female 43%

Male 57%

Undergrad VA Resident 71%

Undergrad Out-of-State 22%

International 7%

Total Faculty 7,682

Full-time Instructional 1,520

Other & Support 6,162

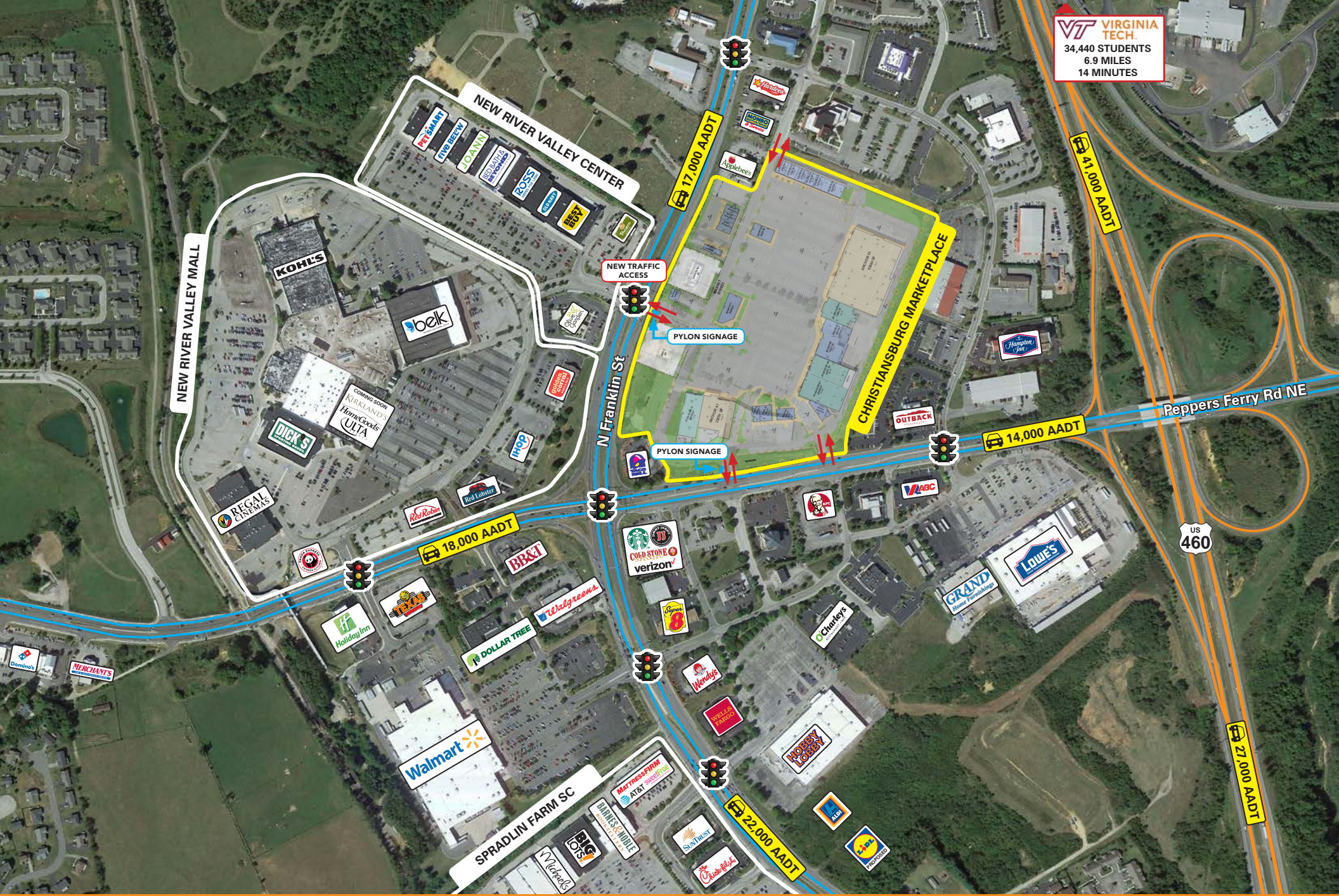
### Residential Profile:

- All first-year students are required to live on-campus.
- Virginia Tech Off-Campus Housing (VTOCH) provides resources for off-campus housing after the first year.



# Virginia Tech

Christiansburg Marketplace / Christiansburg, VA 24073



**VT VIRGINIA TECH.**  
34,440 STUDENTS  
6.9 MILES  
14 MINUTES

NEW RIVER VALLEY MALL

NEW RIVER VALLEY CENTER

CHRISTIANSBURG MARKETPLACE

N Franklin St

Peppers Ferry Rd NE

US 460

17,000 AADT

18,000 AADT

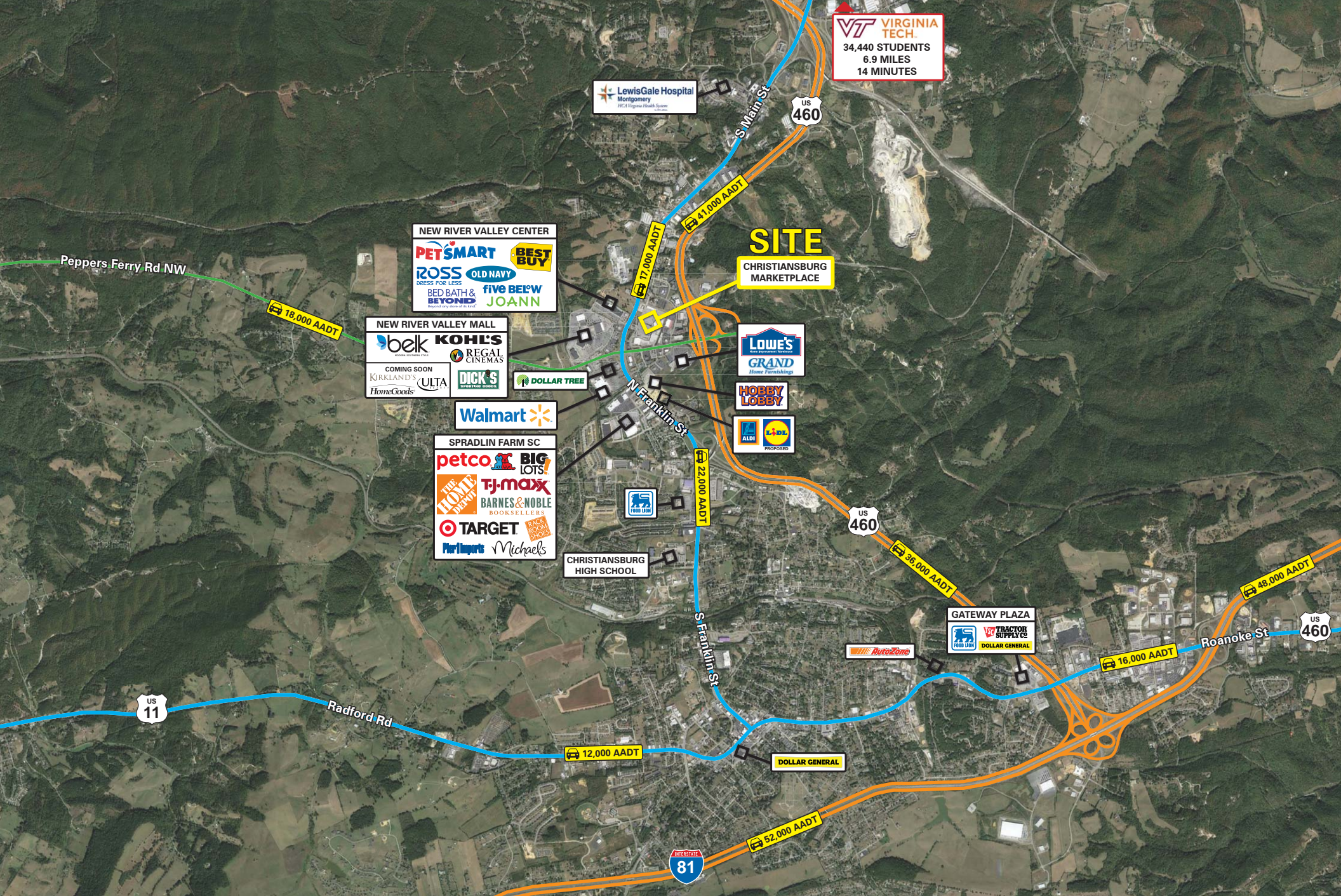
14,000 AADT

27,000 AADT

NEW TRAFFIC ACCESS

PYLON SIGNAGE

PYLON SIGNAGE



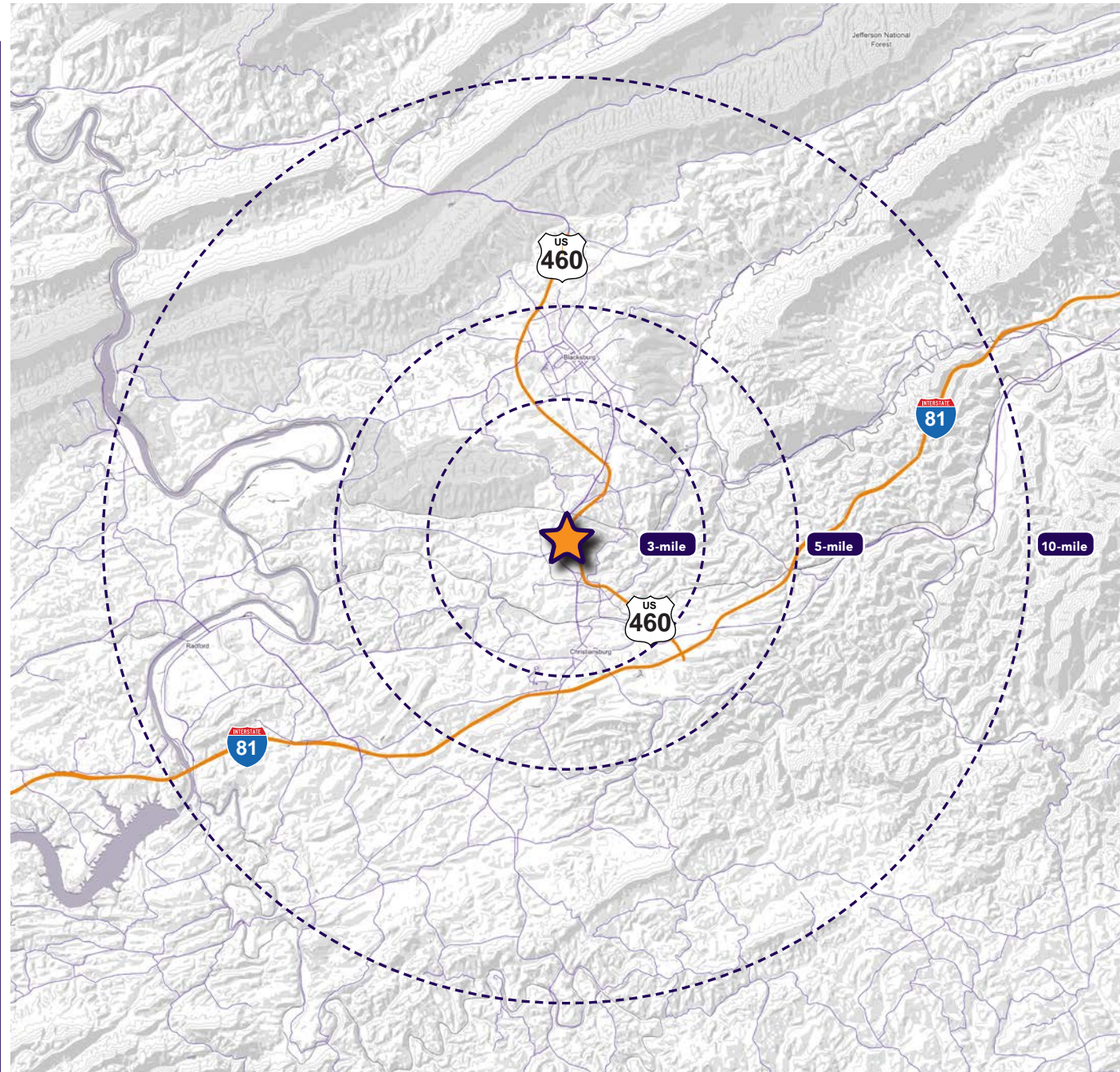
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