

JOIN CHRISTIANSBURG'S STRONGEST RETAIL CORRIDOR

NEW RIVER VALLEY CENTER



 **Poe & Cronk**
REAL ESTATE GROUP

FOR LEASE
145 SHOPPERS WAY | CHRISTIANSBURG VA



POE & CRONK REAL ESTATE GROUP
10 S. JEFFERSON ST | ROANOKE VA 540-982-2444

LEASE OFFERING:
145 SHOPPERS WAY NW, CHRISTIANSBURG, VA 24073
NEW RIVER VALLEY CENTER
44,000 SF PREMIUM WHITEBOX RETAIL

PRESENTED BY:

- STEPHEN PENDERGRASS** | Senior Vice President
- NICK HENRITZE** | Sales & Leasing Advisor
- WILL HENRITZE** | Sales & Leasing Advisor

PROPERTY DESCRIPTION

145 SHOPPERS WAY NW | CHRISTIANSBURG, VA 24073

Lease Rate: Negotiable

Total SF: 44,000 SF

Lease Type: NNN

PROPERTY HIGHLIGHTS

- Strategically located in the New River Valley's fastest-growing retail area.
- The center features over 150,000 square feet of premium retail box space.
- Features a lineup of strong national retailers, including Best Buy, Ross, and PetSmart.
- 17,000± VPD - North Franklin Street
- High visibility from US-460 Business / N. Franklin Street, just minutes from the US-460 Bypass providing direct access to I-81.
- Anchor retail space available totaling 44,000 square feet.
- 5 miles from Virginia Tech - 38,000± students.



VT
4.6 MILES

SANDRO'S
PIZZERIA & ITALIAN
RESTAURANT
Jockey
MIX
UPTOWN CHEAPSKATE
Orangetheory

Atlantic
Union Bank

Academy
SPORTS • OUTDOORS

Hampton's
Tear, MS, Suites

LOWE'S

EARTH
FARE

HARBOR
FREIGHT

FIRST WATCH

BEST
BUY

BURGER
KING

verizon

Arby's

ROSS
DRESS FOR LESS

OLD NAVY

Panera
BREAD

N FRANKLIN ST - 17,000± VPD

FIVE BELOW

Olive
Garden
ITALIAN CUISINE

REGAL

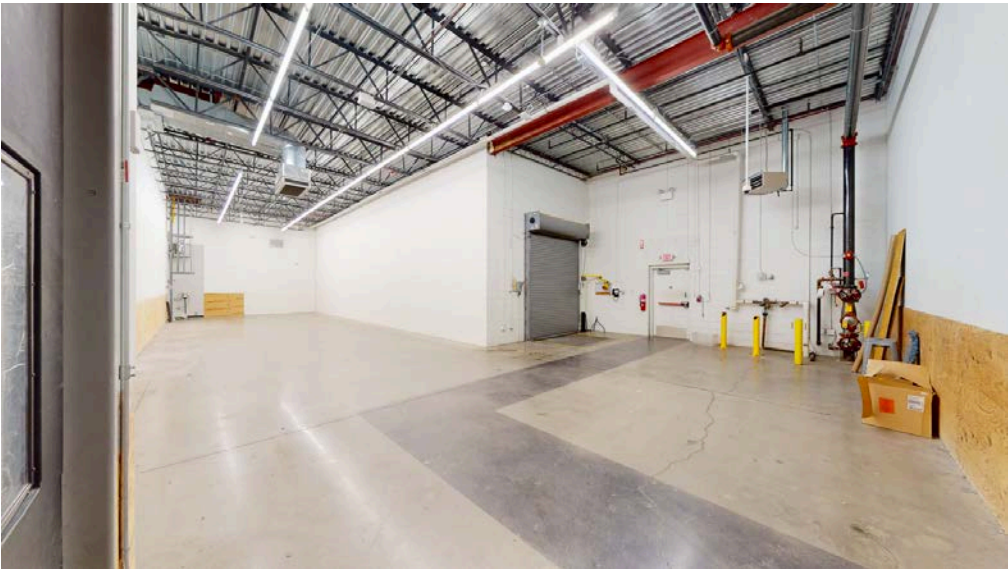
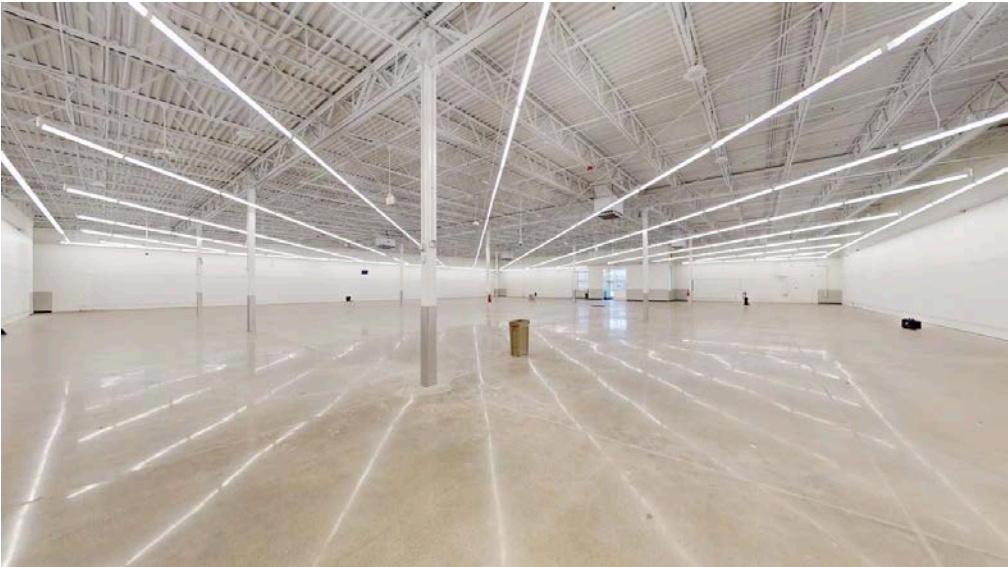
FOR LEASE
145 SHOPPERS WAY | CHRISTIANSBURG VA

NEW RIVER VALLEY MALL
belk
DICK'S
SPORTING GOODS
KOHLS
HomeGoods
KIRKLAND'S
REGAL

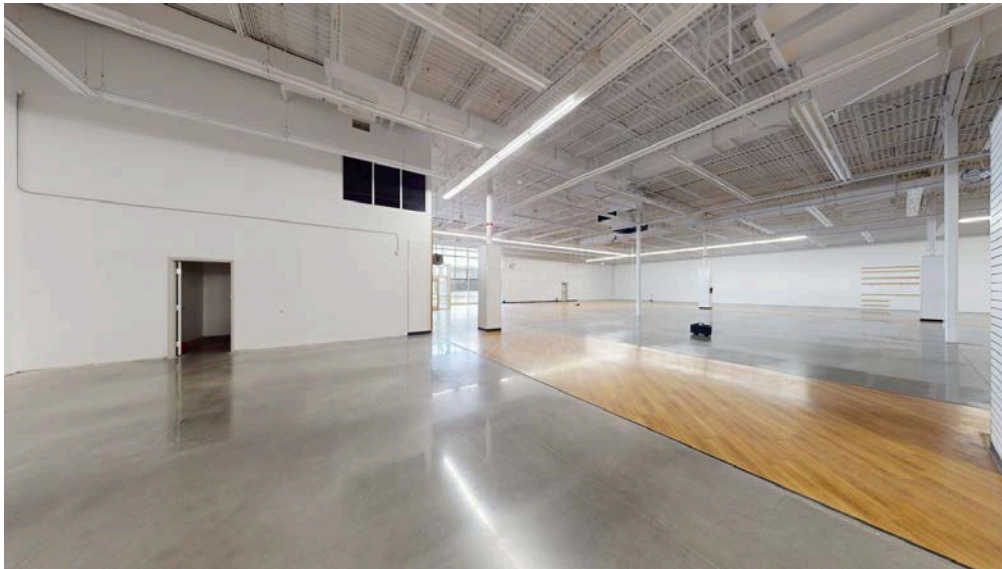
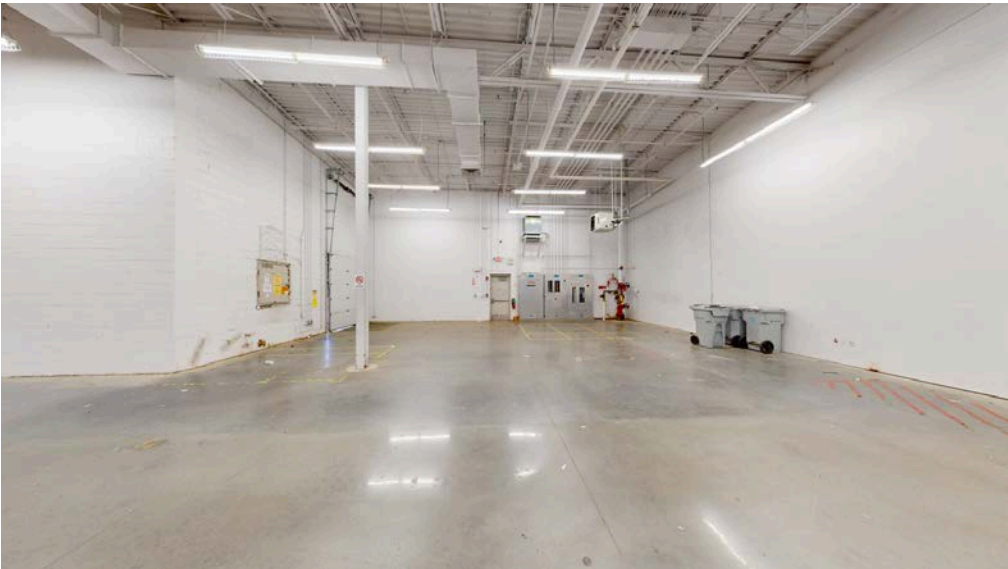
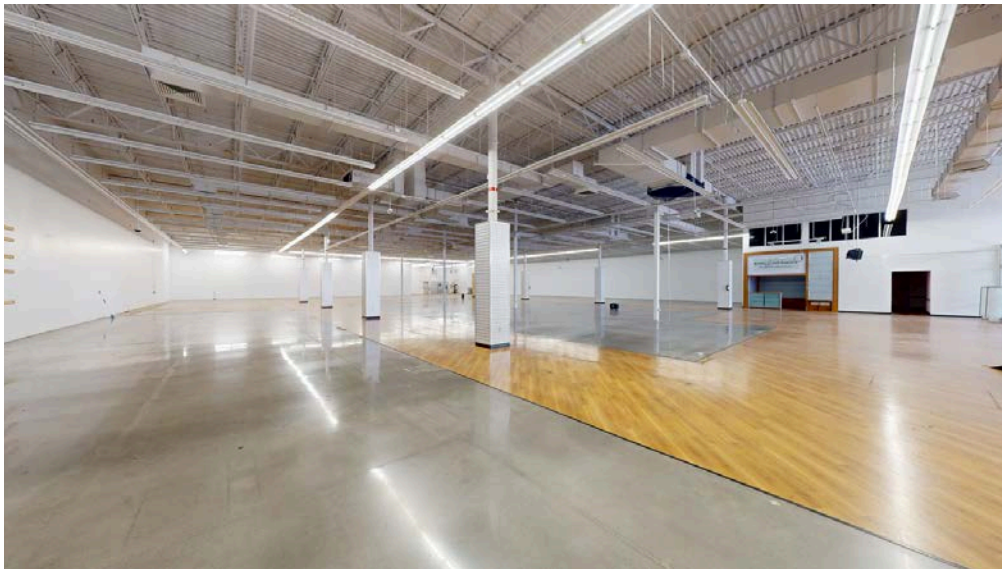
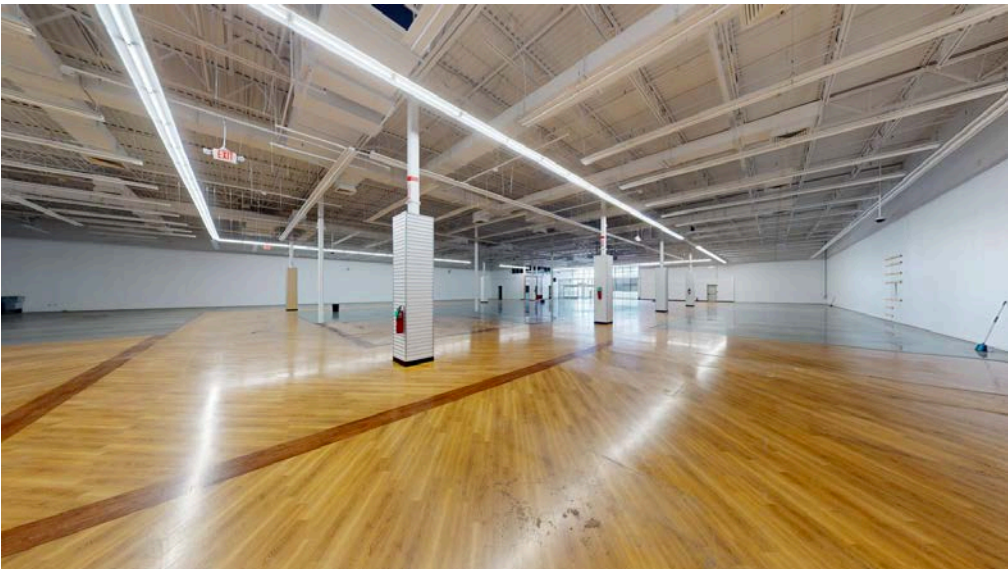
PET SMART

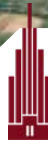
JOIN RETAIL NEIGHBORS
National & Regional Retail Stores

INTERIOR PHOTOS



INTERIOR PHOTOS





FOR LEASE

145 SHOPPERS WAY | CHRISTIANSBURG VA



38,000± STUDENTS
8 MINUTES
4.6 MILES

NEW RIVER VALLEY MALL



460

BUS 460

45,000 VPD

CHRISTIANSBURG MARKETPLACE



7,837± STUDENTS
20 MINUTES
11.2 MILES



BUS 460

26,000 VPD

460



BUS 460

12,000 VPD

GATEWAY PLAZA



INTERSTATE 81

55,000 VPD

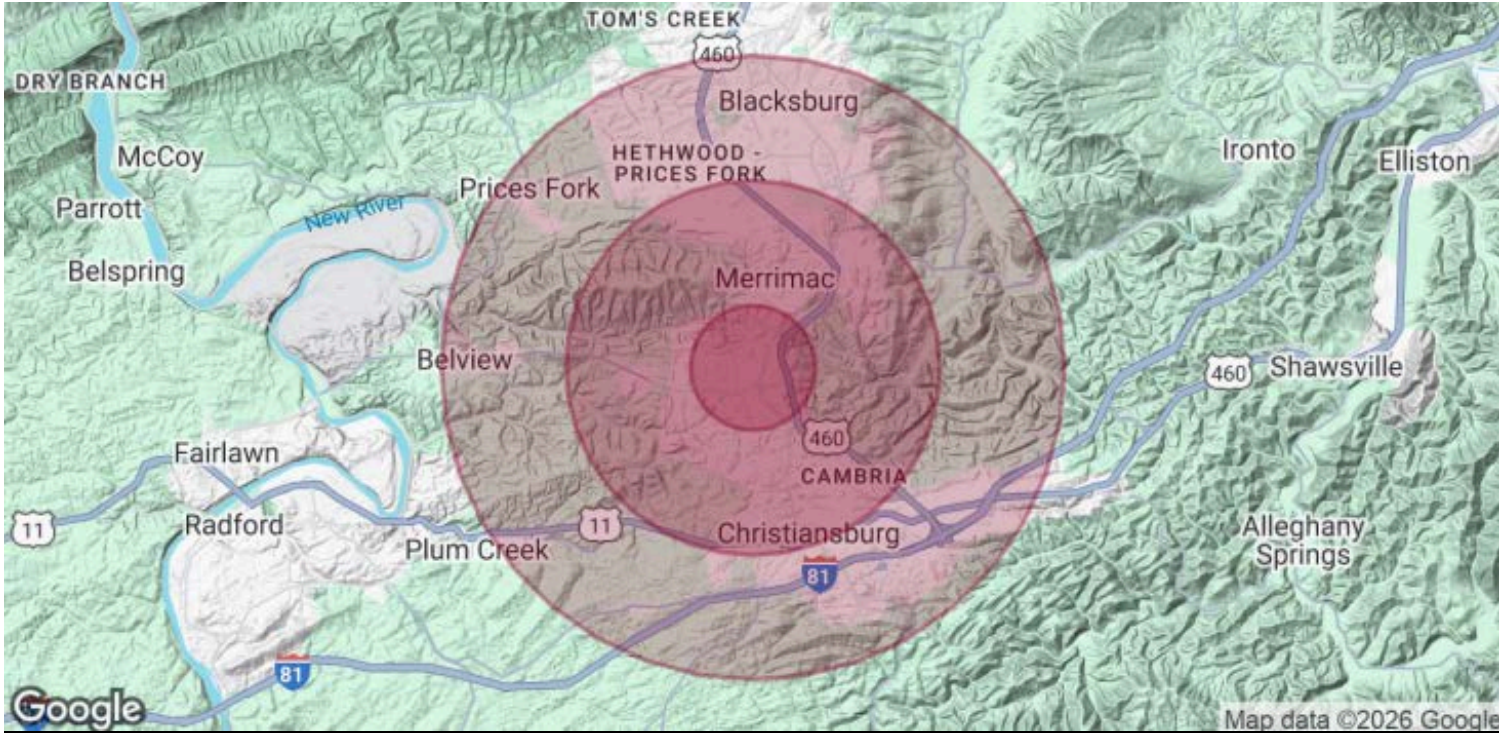


BUS 460

INTERSTATE 81

Poe & Cronk
REAL ESTATE GROUP

DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,951	22,486	61,886
TOTAL HOUSEHOLDS	1,245	9,823	22,812
AVERAGE HOUSEHOLD INCOME	\$86,297	\$83,276	\$81,593

ABOUT CHRISTIANSBURG



- Regional crossroads with direct access to I-81 and US-460, providing strong visibility, efficient ingress/egress, and a multi-county customer draw.
- Established retail hub where consumers are already accustomed to traveling for big-box shopping, with retail sales exceeding what the local population alone would support.
- Strong trade-area capture extending into surrounding rural counties, supplemented by consistent demand from Virginia Tech students, staff, and visitors.
- Household income supports high-volume, bulk purchasing and discretionary spending.
- Stable residential base with roughly 60 percent homeownership, driving sustained demand for home, general merchandise, seasonal, and DIY categories.
- Convenience-oriented shopping behavior supported by short commute times and concentrated retail nodes that encourage multi-stop trips.



RETAIL HUB FOR LARGE GROWING COMMUNITY & NEARBY COLLEGES

Christiansburg has evolved into a popular meeting place for area residents as well as visitors from nearby Blacksburg, largely due to the influence of Virginia Tech and Radford University. With a large population of students, faculty, and employees traveling and living throughout the New River Valley, Christiansburg serves as a convenient commercial center that meets daily needs while also offering diverse options for dining, wellness, and retail. The consistent movement of people connected to these universities helps maintain steady activity throughout the week, creating a dynamic environment for businesses.

At its core, Christiansburg's continued growth reflects the vitality of the surrounding communities and institutions. The creativity and workforce generated by nearby universities drive demand for accessible, modern retail experiences, while its location along Interstate 81 ensures easy access for the greater New River Valley. These combined elements support a healthy commercial environment where businesses are well positioned to succeed and expand.

The synergy between a strengthening local economy and the academic communities of Virginia Tech and Radford has transformed Christiansburg into more than a typical shopping corridor. It functions as a shared space where lifestyle, education, and commerce come together. Students often gather at cafés like Starbucks, while families and professionals frequent fitness studios such as Orangetheory and fast-casual restaurants like Panera Bread, along with retailers such as Best Buy. This mix of offerings draws customers from a wide range of backgrounds.



ABOUT THE FIRM

Poe & Cronk is a locally owned and internationally recognized leading full-service commercial real estate company. The firm is comprised of a team of real estate professionals with more than 300 combined years of experience and more than \$1.5B in real estate transaction knowledge in selling, leasing, and managing commercial, industrial, and investment real estate. In business for more than 35 years, Poe & Cronk provides commercial and investment real estate services throughout western Virginia.



CONTACTS



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