

# 311 E. Main St., Christiansburg, VA



# EXCLUSIVELY PRESENTED BY:



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# Elliott Inc.

Real Estate Brokerage & Investments



# PROPERTY SUMMARY

Asking Price	\$1,195,000.00
Acres	1.28
Square Feet	5,500
Property Type	Hospitality
Property Subtype	Bed and Breakfast

# INVESTMENT SUMMARY

311 E. Main Street is a rare hospitality investment in Christiansburg's downtown historic district, listed on the National Register of Historic Places. This Queen Anne property has operated successfully as a AAA Four Diamond bed and breakfast for 25+ years.



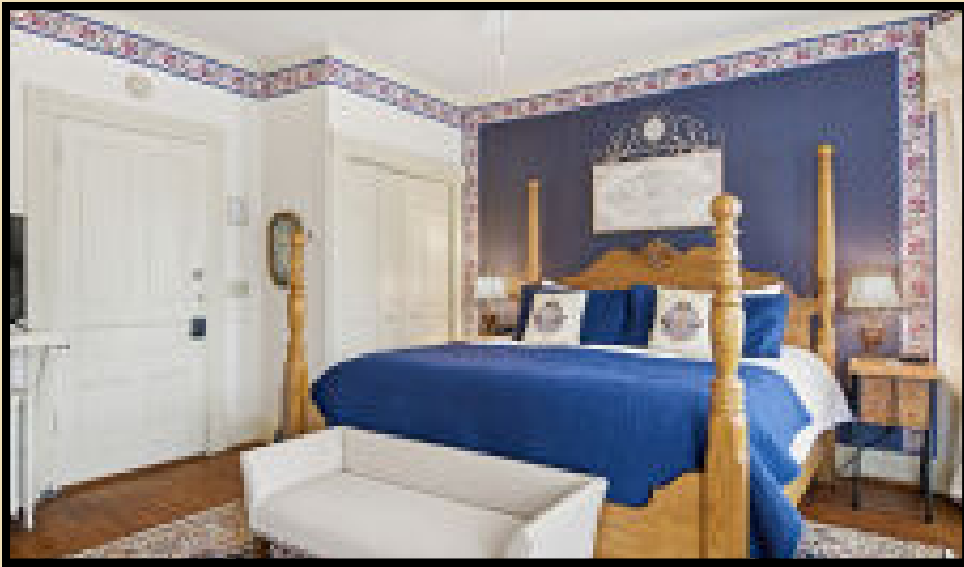
Featuring 6 in-suite guest rooms, 8.5 baths, and a detached guest cottage on a 1.208-acre downtown parcel, the property offers multiple revenue streams and flexible use. Permitted for private events and corporate gatherings, it presents a unique opportunity to continue B&B operations or convert to a luxury private residence. One block to downtown dining and breweries, and less than seven miles to Virginia Tech and Radford University.





Video tour: <https://vimeo.com/1167845256/5d744ed610?share=copy&fl=sv&fe=ci>







# Property Highlights

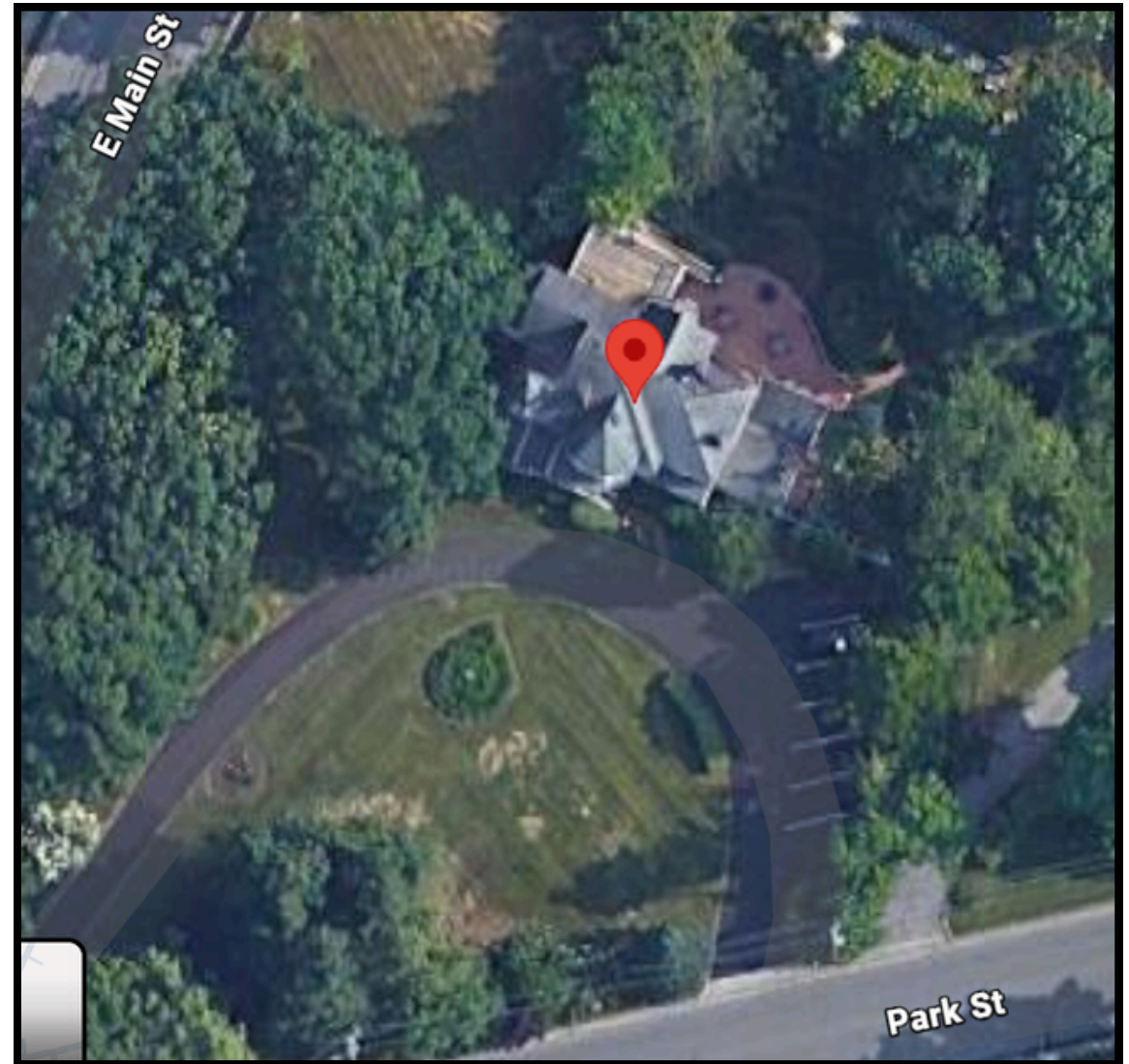
•**Prime Location:** Located in downtown Christiansburg-just minutes from Virginia Tech and convenient to Blacksburg. The property benefits from consistent demand driven by university events, weddings, corporate visitors, medical professionals, and regional tourism.

•**Investment Opportunity:** This property features 8 bedrooms and 8.5 baths, plus a detached guest cottage. It has operated successfully as a prestigious bed and breakfast for the last 25+ years and is a recipient of the AAA 4 Diamond Award

•**Property Highlights:**--Renovated in 2020, it features atrium doors, bay/bow windows, built-ins, ceiling fan(s), ceramic tile bath(s), extra kitchen, extra storage, french doors, guest suite, multi-panel doors, and more!

•**Strategic Accessibility:**

- \*6 minutes to Interstate 81
- \*15 minutes-Downtown Christiansburg
- \*19 minutes-Radford
- \*36 minutes to Roanoke-Blacksburg Regional Airport



# Demographics

## Christiansburg, VA Demographics (≈2025–2026)

### Population

- **Total population:** ~22,600 – 22,978
- **Population in households:** 22,708 (98.8%)
- **Population in families:** 17,676 (76.9%)

### Households & Families

- **Total households:** 10,066
- **Family households:** 6,091
- **Average householdsize:** 2.26
- **Average family size:** 3.00

### Housing Units & Occupancy

- **Owner-occupied units:** 6,711 (61.8%)
- **Renter-occupied units:** 3,355 (30.9%)
- **Vacant units:** 796 (7.3%)

### Median Age

- **Median age:** ~39.2 years

### Population by Age

- Under 5 years: **5.2%**
- Under 18 years: **20.5%**
- 18–24 years: **8.2%**
- 25–34 years: **16.4%**
- 35–54 years: **25.7%**
- 55–64 years: **11.5%**
- 65+ years: **17.7%**

### Household Income

- **Median householdincome:** ~\$75,000–\$79,800
- **Average householdincome:** ~\$102,685
- **Per capita income:** ~\$42,000–\$45,000

# About Christiansburg

Christiansburg, VA, located in Montgomery County, is a growing commercial hub in the New River Valley. Positioned along Interstate 81, it's 30 miles from a commercial airport and 12 miles from a general aviation airport. Proximity to Virginia Tech and Radford University, combined with its strategic location, drives economic growth in retail, manufacturing, healthcare, and technology sectors. This thriving town offers excellent access to amenities and outdoor activities, making it a prime location for businesses and residents alike.



2024 Labor Force

Age Group	Population	Employed	Unemployed	Unemployment Rate	Participation Rate	Labor Force	Employment-Population Ratio
16+	28,099	17,599	554	3.1%	64.6%		63
16-24	3,915	2,263	112	4.7%	60.7%		58
25-54	14,342	12,316	349	2.8%	88.3%		86
55-64	3,687	1,971	93	4.5%	56.0%		53
65+	6,156	1,050	0	0.0%	17.1%		17

Industry	Employed	Percent	US Percent	Location Quotient
Total	17,599	100.0%	100.0%	-
Agriculture/Forestry/Fishing	56	0.3%	1.2%	0.25
Mining/Quarrying/Oil & Gas	0	0.0%	0.4%	0.00
Construction	966	5.5%	7.1%	0.77
Manufacturing	2,080	11.8%	9.6%	1.23
Wholesale Trade	153	0.9%	2.5%	0.36
Retail Trade	1,948	11.1%	10.8%	1.03
Transportation/Warehousing	356	2.0%	5.5%	0.36
Utilities	78	0.4%	0.8%	0.50
Information	123	0.7%	1.9%	0.37
Finance/Insurance	314	1.8%	4.8%	0.38
Real Estate/Rental/Leasing	383	2.2%	2.0%	1.10
Professional/Scientific/Tech	1,219	6.9%	8.0%	0.86
Management of Companies	17	0.1%	0.1%	1.00
Admin/Support/Waste Management	735	4.2%	3.8%	1.11
Educational Services	3,449	19.6%	9.0%	2.18
Health Care/Social Assistance	2,420	13.8%	14.5%	0.95
Arts/Entertainment/Recreation	237	1.3%	1.8%	0.72
Accommodation/Food Services	1,303	7.4%	6.5%	1.14
Other Services (Excluding Public)	1,069	6.1%	4.7%	1.30
Public Administration	691	3.9%	4.9%	0.80

Occupation	Employed	Percent	US Percent	Location Quotient
Total	17,599	100.0%	100.0%	-
White Collar	12,472	70.9%	61.8%	1.15
Management	2,435	13.8%	11.5%	1.20
Business/Financial	761	4.3%	6.0%	0.72
Computer/Mathematical	1,054	6.0%	3.7%	1.62
Architecture/Engineering	446	2.5%	1.9%	1.32
Life/Physical/Social Sciences	304	1.7%	1.0%	1.70
Community/Social Service	916	5.2%	1.9%	2.74
Legal	140	0.8%	1.1%	0.73
Education/Training/Library	1,719	9.8%	5.9%	1.66
Arts/Design/Entertainment	415	2.4%	2.0%	1.20
Healthcare Practitioner	1,377	7.8%	6.5%	1.20
Sales and Sales Related	1,427	8.1%	9.2%	0.88
Office/Administrative Support	1,478	8.4%	11.1%	0.76
Blue Collar	2,743	15.6%	22.3%	0.70
Farming/Fishing/Forestry	24	0.1%	0.6%	0.17
Construction/Extraction	598	3.4%	5.2%	0.65
Installation/Maintenance/Repair	432	2.5%	3.0%	0.83
Production	967	5.5%	5.4%	1.02
Transportation/Material Moving	722	4.1%	8.1%	0.51
Services	2,386	13.6%	15.9%	0.85
Healthcare Support	264	1.5%	3.4%	0.44
Protective Service	201	1.1%	2.0%	0.55
Food Preparation/Serving	921	5.2%	5.0%	1.04
Building Maintenance	557	3.2%	3.6%	0.89
Personal Care/Service	443	2.5%	1.9%	1.32

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE ELLIOTT INC ADVISOR FOR MORE DETAILS.

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