



FIRST & MAIN

AVAILABLE FOR LEASE

1490 S. Main St | Blacksburg, VA

 CUSHMAN &
WAKEFIELD
THALHIMER

FIRST & MAIN HIGHLIGHTS



New River Valley's Premier Lifestyle Center

Cushman & Wakefield | Thalhimer is pleased to present leasing opportunities at First & Main, a vibrant, 205,245 SF outdoor lifestyle center located at **1450 South Main Street in Blacksburg, Virginia**. Positioned as the “Preferred Entertainment Destination of Virginia Tech,” it serves as a major retail, dining, entertainment, and community hub for local residents, Virginia Tech students, visitors, and the broader New River Valley market.

First & Main benefits from a strong position within the Blacksburg market, drawing from nearby residential neighborhoods, university related demand, employment centers, visitor traffic, and the broader New River Valley. The center's location, tenant mix, visibility, and convenient access support a consistent customer base and reinforce its role as one of the area's primary commercial destinations.

The property offers businesses an opportunity to join an established destination center with a proven mix of entertainment, restaurants, retail, fitness, and service-oriented tenants. With multiple customer drivers already in place, First & Main provides a dependable setting for concepts seeking long term growth in the Blacksburg market.

ENTERTAINMENT & RECREATION:

First & Main stands out primarily for its anchoring entertainment facilities:

- **B&B Theatres:** A marquee attraction featuring a luxury IMAX movie theater with comfortable, reserved stadium seating.
- **Bowling Alley:** An onsite bowling center integrated within the main entertainment complex, making it a popular spot for group hangouts and weekend activities.
- **McClain's at First & Main:** A locally-owned American eatery and sports viewing venue. It features a large bar, an outdoor patio, and hosts community events like trivia nights, bingo, and sports watch parties.

RETAIL & LIFESTYLE SERVICES

This complex serves as a key destination for fashion fitness and lifestyle resources

- **Alumni Hall:** A retail anchor dedicated to official Virginia Tech Hokie fan gear, clothing, and university apparel
- **RunAbout Sports:** A premier local athletic shop specializing in high-end running shoes, walking gear, and activewear.
- **Boutiques & Specialty Shops:** The center houses a variety of local boutiques, flagship furniture showrooms, salons, and fitness options.

RESTAURANT/EATERIES:

Many restaurant opportunities for Breakfast, Lunch, and Dinner

- **Avellinos, Starbucks, Bull & Bones, El Rodeo, Ocean Samurai, The Hatch and Jersey Mike's**



PHOTO GALLERY



AVAILABLE FOR LEASE

UNIT	SF AVAILABLE
200	5,700 SF
201	2,007 SF
202	1,198 SF
206	1,478 SF

UNIT	SF AVAILABLE
308	4,276 SF
311	1,801 SF
312	3,595 SF

UNIT	SF AVAILABLE
500	7,307 SF

UNIT	SF AVAILABLE
602	3,111 SF
604	4,088 SF

UNIT	SF AVAILABLE
702	4,583 SF

UNIT	SF AVAILABLE
OP-1	0.81 Acres Build-to-Suit or Ground Lease
OP-3B	1,408 SF
OP-4	0.93 Acres Build-to-Suit or Ground Lease



SITE PLAN



LOCATION OVERVIEW

Blacksburg and the New River Valley

Blacksburg is in Montgomery County, VA – the fastest growing county in southwest Virginia. Blacksburg is an energetic, technology-driven community with an abundance of outdoor amenities. Virginia Tech, an internationally renowned research university in the center of Blacksburg with 36,383 students.

Main Street in Blacksburg has grown significantly over the past ten years, with housing, new restaurants, and new construction retail and office space extending down Main Street. In the south end of Blacksburg, the Virginia Tech Corporate Research Center provides a catalyst for the region's high tech industry cluster – the 230-acre park is home to over 180 research, technology, and support companies, which collectively employ more than 3,000 workers.

5- Mile Demographics

24.1

Median Age

71%

White Collar Workers

1,931

Total Businesses

36,383

Students at Virginia Tech

35,445

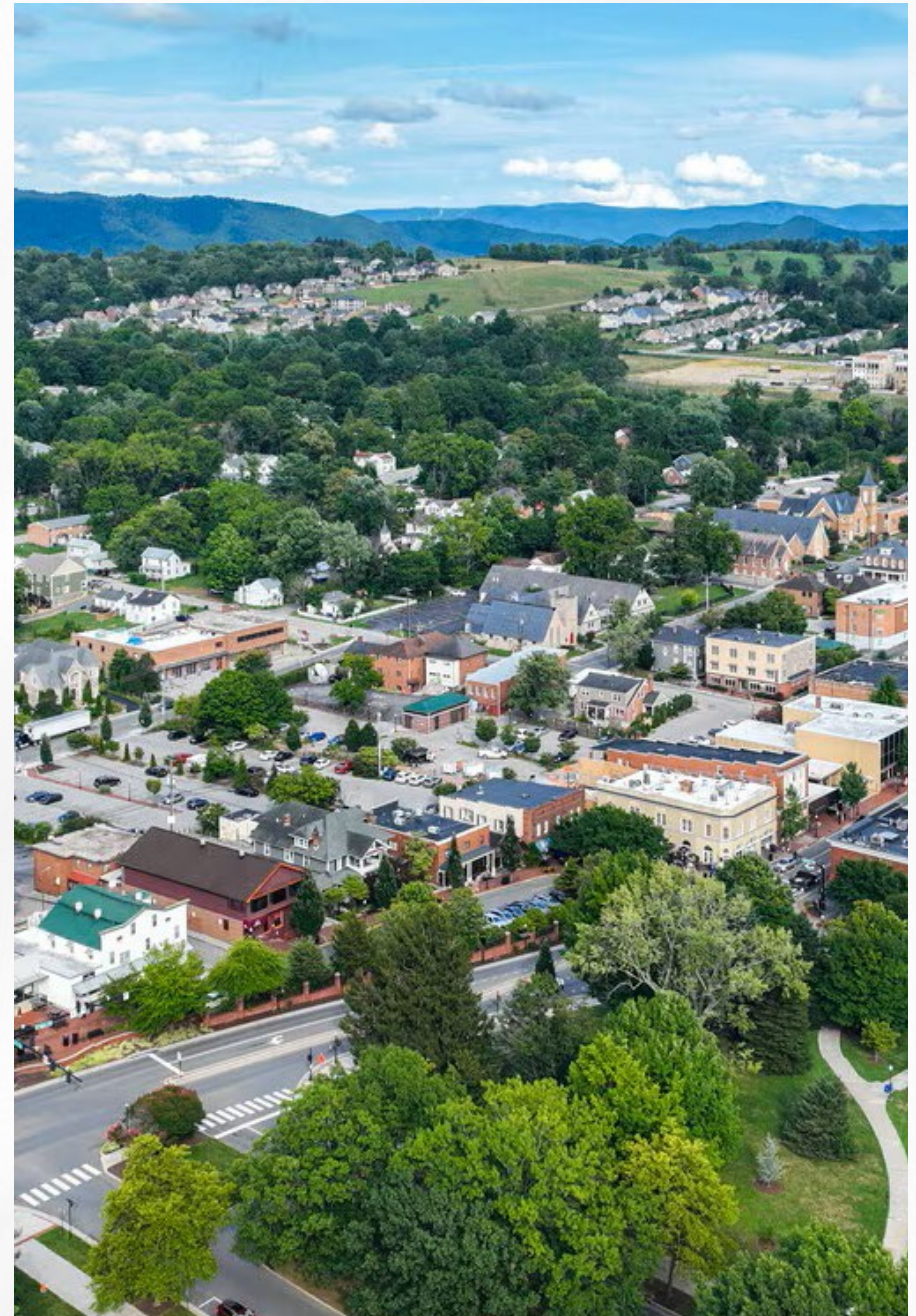
Total Employees

2,070

Faculty at Virginia Tech

82%

Percentage of workers with some college or bachelor's graduate, or professional degree



FIRST & MAIN.



Virginia Tech
Moog Inc.
Montgomery Regional Hospital
Dish Network
Lexington Rowe Furniture, Inc.
Carilion New River Valley
Medical Center
Kroger

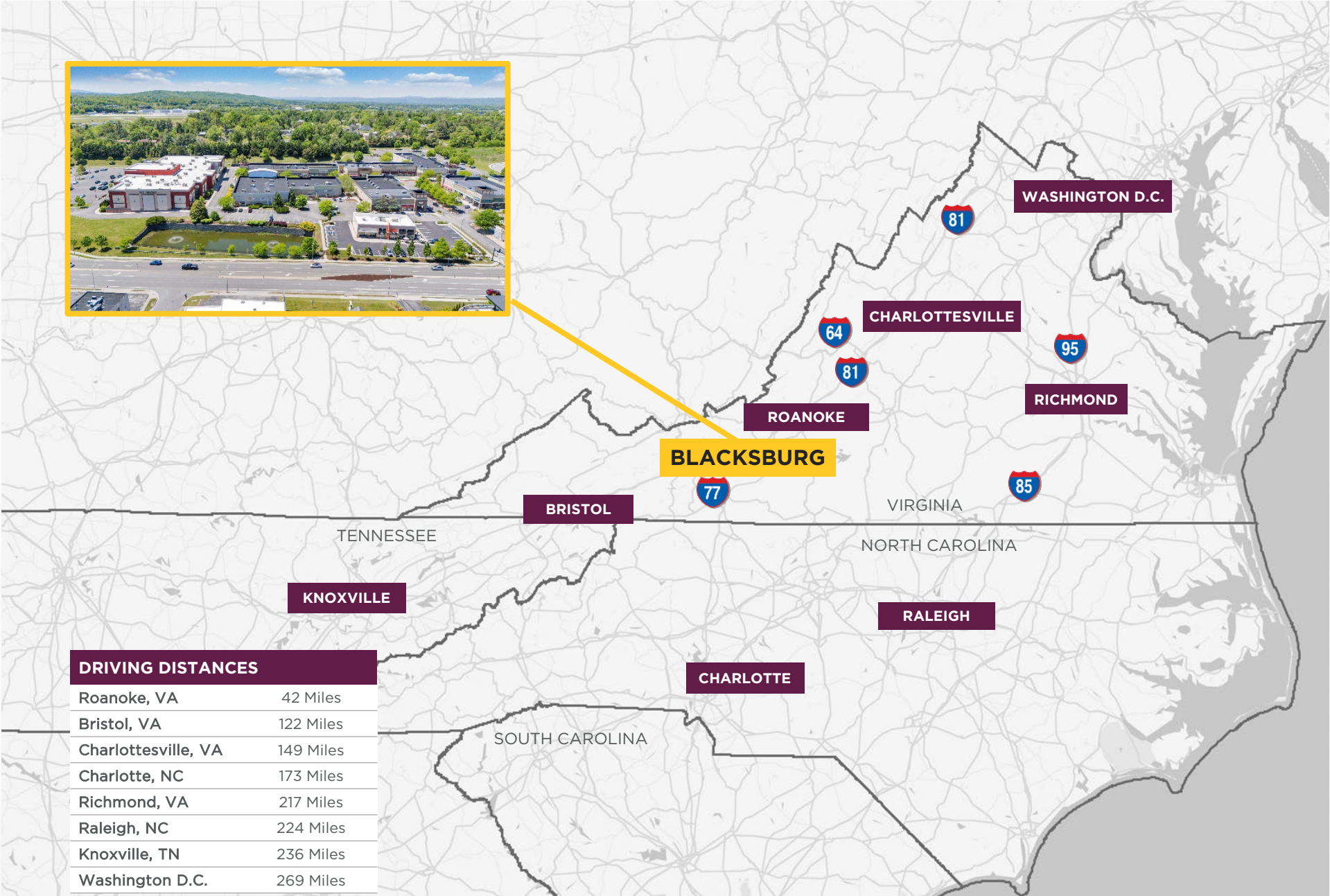
RESTAURANTS

Cellar Restaurant
Sharkey's Wing & Rib Joint
Top of the Stairs
Eastern Divide Brewing
Company
Frist Watch
Cabo Fish & Taco
Hokie House
Bull & Bones Brewhaus

NEARBY APARTMENTS

Hub on Campus Blacksburg
Union Blacksburg
Foxridge Collegiate
The Retreat at Blacksburg
Terrace View Apartments
The Hillside Apartments
Nugget Ridge Apartments

LOCATION OVERVIEW



Overview of Blacksburg, VA

Blacksburg, Virginia is a vibrant university town in the New River Valley of Southwest Virginia, anchored by Virginia Tech, a nationally recognized R1 research university with more than 38,000 students. The university drives the region's economy through research, innovation, and a highly educated workforce, attracting technology, engineering, and professional services companies to the market.

The community offers a unique blend of small-town livability and intellectual energy, featuring a walkable downtown, strong public schools, and access to the outdoor recreation of the Blue Ridge Mountains. As part of the growing Blacksburg, Christiansburg and Radford Metropolitan Area, the region continues to attract investment, talent, and innovation, making it one of Virginia's most desirable places to live, work, and do business.



BLACKSBURG/CHRISTIANSBURG



The Montgomery County Submarket includes Christiansburg & The town of Blacksburg, home to Virginia Tech. Between Blacksburg's College town-feel and Christiansburg's evolving atmosphere, this area has it all! Montgomery County is located within the New River Valley, surrounded by the Blue Ridge and Appalachian Mountain ranges.



Blacksburg
Virginia



388.9
Total Area (in square miles)



181,873
Population



181,965
Daytime Population



\$62,768
Median Household Income



85,427
Workforce



81,972
Total Housing Units



33.7
Median Age



45.7%
Associates Degree or Higher



Home to Virginia Tech



BLACKSBURG/CHRISTIANSBURG



No. 1
Best Place to Raise a Family
- *Bloomberg Businessweek, 2011*



No. 1
Virginia Tech - Best College Campuses in Virginia
- *Niche, 2023*



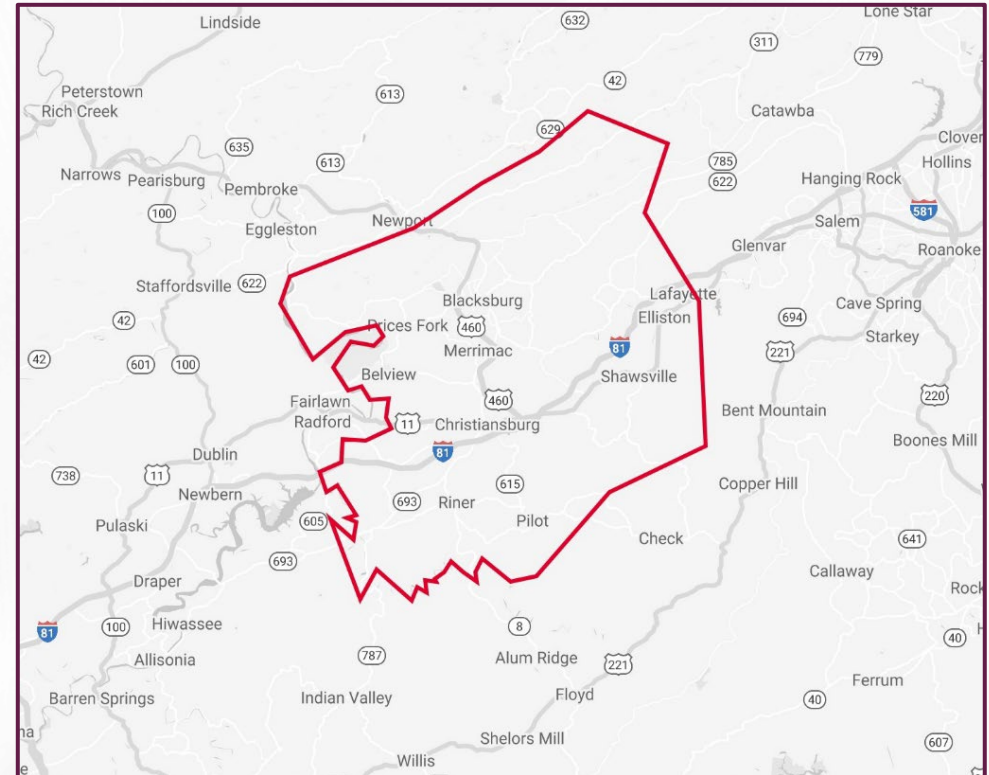
No. 2
Best Retirement Town
- *Livability, 2017*



No. 2
Top Affordable Cities with Excellent Schools
- *Best Places, 2017*



No. 6
Best Counties for Young Professionals in Virginia
- *Niche, 2023*



MAJOR EMPLOYERS

1. Virginia Tech
2. Moog Inc
3. Montgomery Regional Hospital
4. Dish Network
5. Lexington Rowe Furniture Inc
6. Carilion New River Valley Medical Center
7. Kroger
8. Walmart
9. Corning Glass Work
10. Shelor Chevrolet Corporation
11. Warm Hearth Management Division
12. Virginia Financial Group Inc
13. Edward Via Virginia College
14. Heritage Hall
15. Wolverine LLC

EAT & DRINK

1. Cellar Restaurant
2. Sharkey's Wing & Rib Joint
3. Macado's
4. Gigi's Cupcakes
5. First Watch
6. Green's Grill & Sushi Bar
7. Cabo Fish Taco

DRINK

1. Top of the Stairs
2. Eastern Divide Brewing Company
3. Beliveau Estate Winery
4. White Barrel Winery
5. Hokie House
6. Bull & Bones Brewhaus'
7. Blacksburg Brew Do

ENTERTAINMENT

1. Auburn Hills Golf Club
2. Uptown Christiansburg Shopping Mall
3. Moss Arts Center
4. Virginia Tech Campus
5. Blue Ridge Axe Throwing
6. Virginia Tech Golf Course
7. The Lyric Theater

EXERCISE & FITNESS

1. Burn Boot Camp
2. Orangetheory Fitness
3. Pure Fitness RVA
4. Turn Cardio Jam Studio
5. Vintage Boxing Gym
6. Huckleberry Trail
7. The New River

APARTMENTS

1. Hub on Campus Blacksburg
2. Union Blacksburg
3. Foxridge Collegiate Apartment Homes
4. The Retreat at Blacksburg
5. Terrace View Apartments
6. The Hillside Apartments
7. Nugget Ridge Apartments

GROCERY

1. Food Lion
2. Walmart
3. Aldi
4. Kroger
5. Oasis World Market
6. Eats Natural Foods
7. Target

REGIONAL RANKINGS



FOR MORE INFORMATION, CONTACT:

WYATT POATS

Vice President
540 767 3008
wyatt.poats@thalhimer.com

BRIGGS COOPER

Associate
540 767 3017
briggs.cooper@thalhimer.com

THALHIMER

310 First Street, Suite 300
Roanoke, Virginia 24011
thalhimer.com



**CUSHMAN &
WAKEFIELD**

THALHIMER

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.