

401 Depot St NW, Christiansburg, VA 24073

# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- Prime Location – Just outside downtown Christiansburg
- Flexible Interior Layout
- Turnkey Space – Includes a reception area, kitchenette, and ample storage.
- Move-in ready
- Ample Parking

## PROPERTY DESCRIPTION

Also offered for sale, this versatile commercial property near downtown Christiansburg with a weekday traffic count of 9700 presents a flexible layout in a prime location. Previously used as a professional and medical office, the building features six full-size offices, six treatment rooms that can be easily reconfigured into conference space or additional offices, a welcoming reception area, three bathrooms, and a kitchenette. Additional highlights include a private employee patio, ample storage, and 14 dedicated parking spaces.

The building's design supports a range of potential uses—professional services, boutique retail, wellness or health-focused businesses, or even co-working—and is ideally situated just minutes from downtown, offering strong visibility and convenience.

### OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$14.50 SF/yr (MG)</b>
<b>Sale Price:</b>	<b>\$495,000</b>
Available SF:	2,754 SF
Lot Size:	14,284 SF
Building Size:	2,754 SF

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO

540.342.0881  
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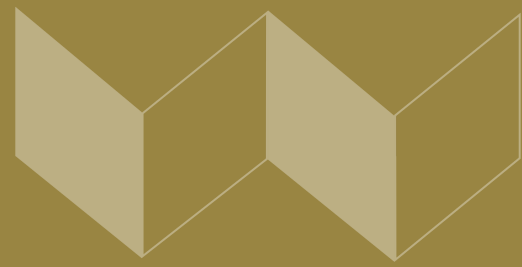
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# PHOTOS



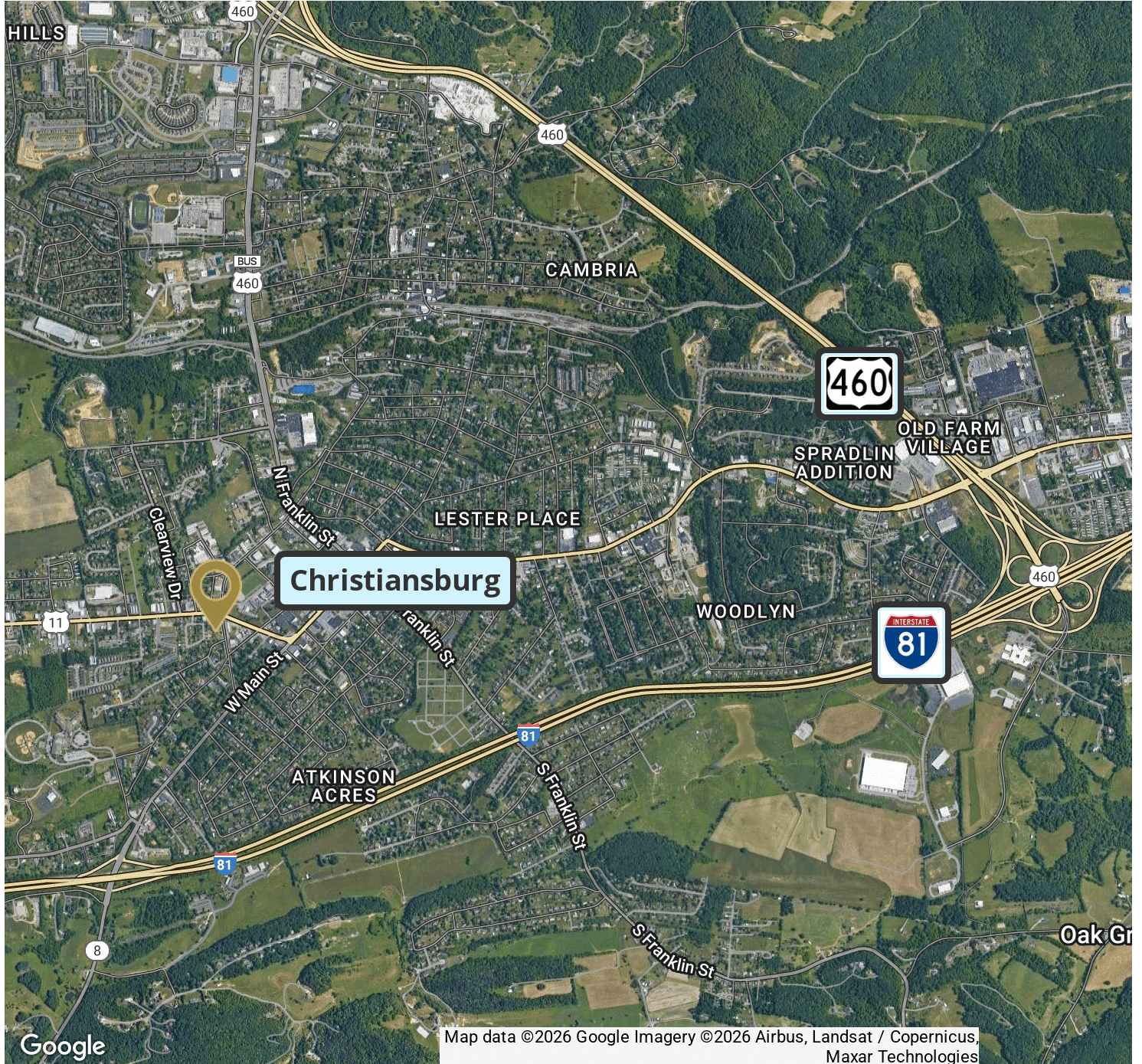
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# LOCATION PROXIMITY



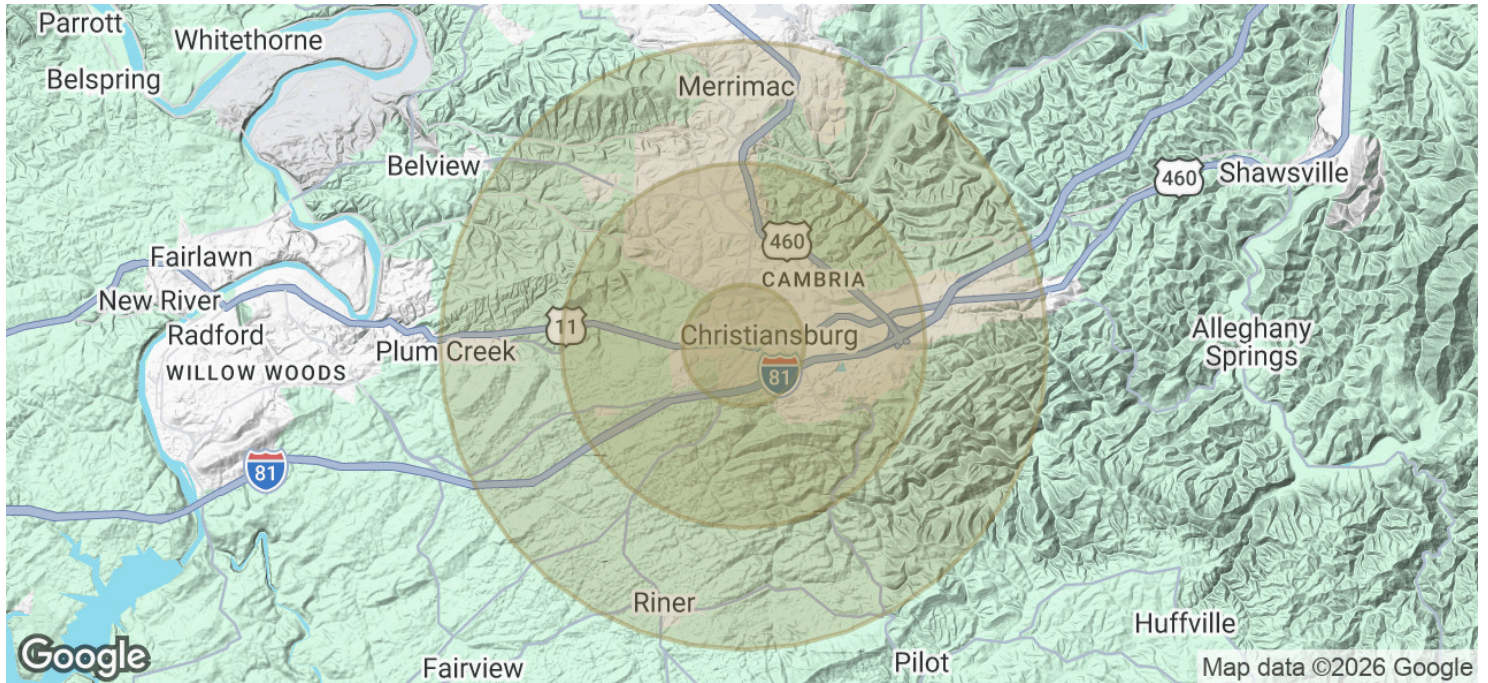
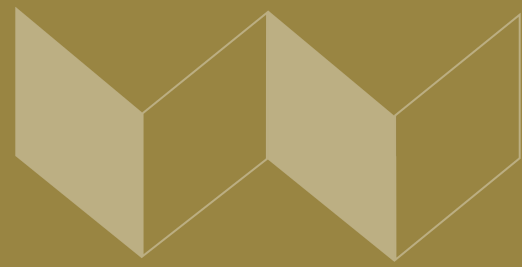
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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,013	22,760	34,341
Average Age	41	40	41
Average Age (Male)	39	39	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,671	9,795	14,709
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$79,940	\$85,645	\$83,379
Average House Value	\$269,601	\$272,905	\$272,842

2020 American Community Survey (ACS)

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