

FOR LEASE



Ground Lease/Build to Suit

Offering Demographics

- Available Space: Up to 2,035 SF available, with build-to-suit options.
- Rooftop Dining: Unique opportunity for a rooftop restaurant experience.
- High-Visibility Location: Positioned at the signalized main entrance to Virginia Tech.
- Virginia Tech Enrollment: Over 38,857 students as of Fall 2024.
- Blacksburg Population: Town population of 47,625.



Demographics	1 Mile	3 Miles	5 Miles
Households	4,590	16,315	20,897
Population	12,627	47,625	58,695
Avg HH Income	\$57,658	\$88,351	\$95,189

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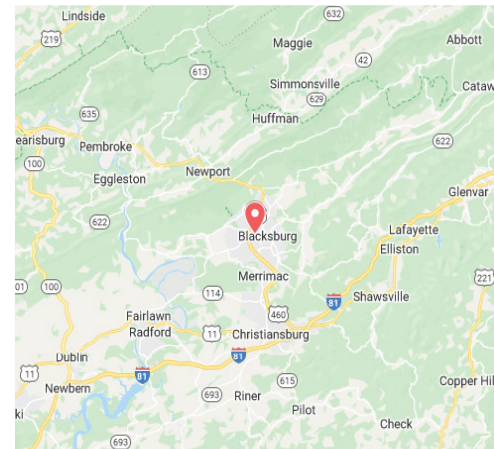
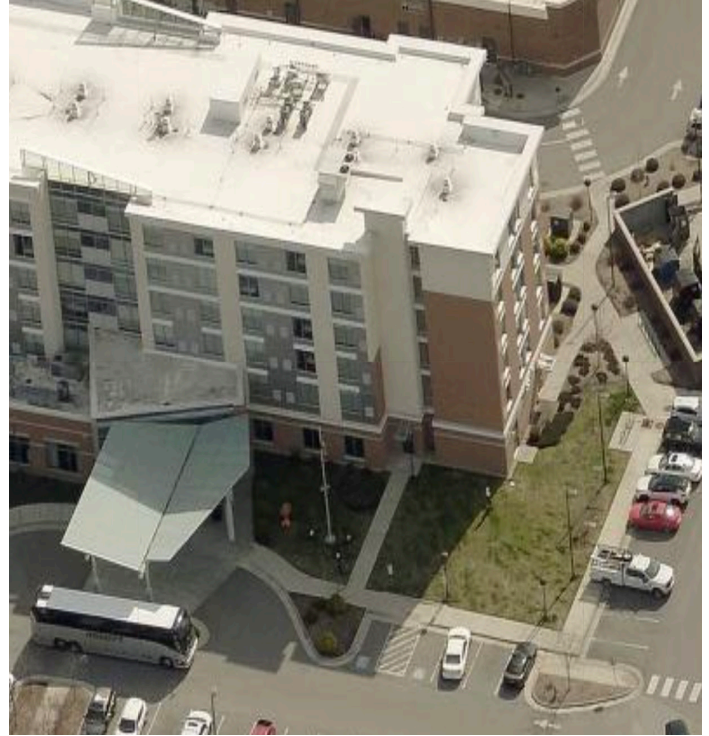
17 N. Franklin St.

Christiansburg, VA 24073

Elliott Inc.
Commercial Real Estate

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900 Prices Fork Rd Blacksburg, VA 24060



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