

FOR SALE OR LEASE Available Immediately



# 2790 Market Street NE

Christiansburg, VA 24073

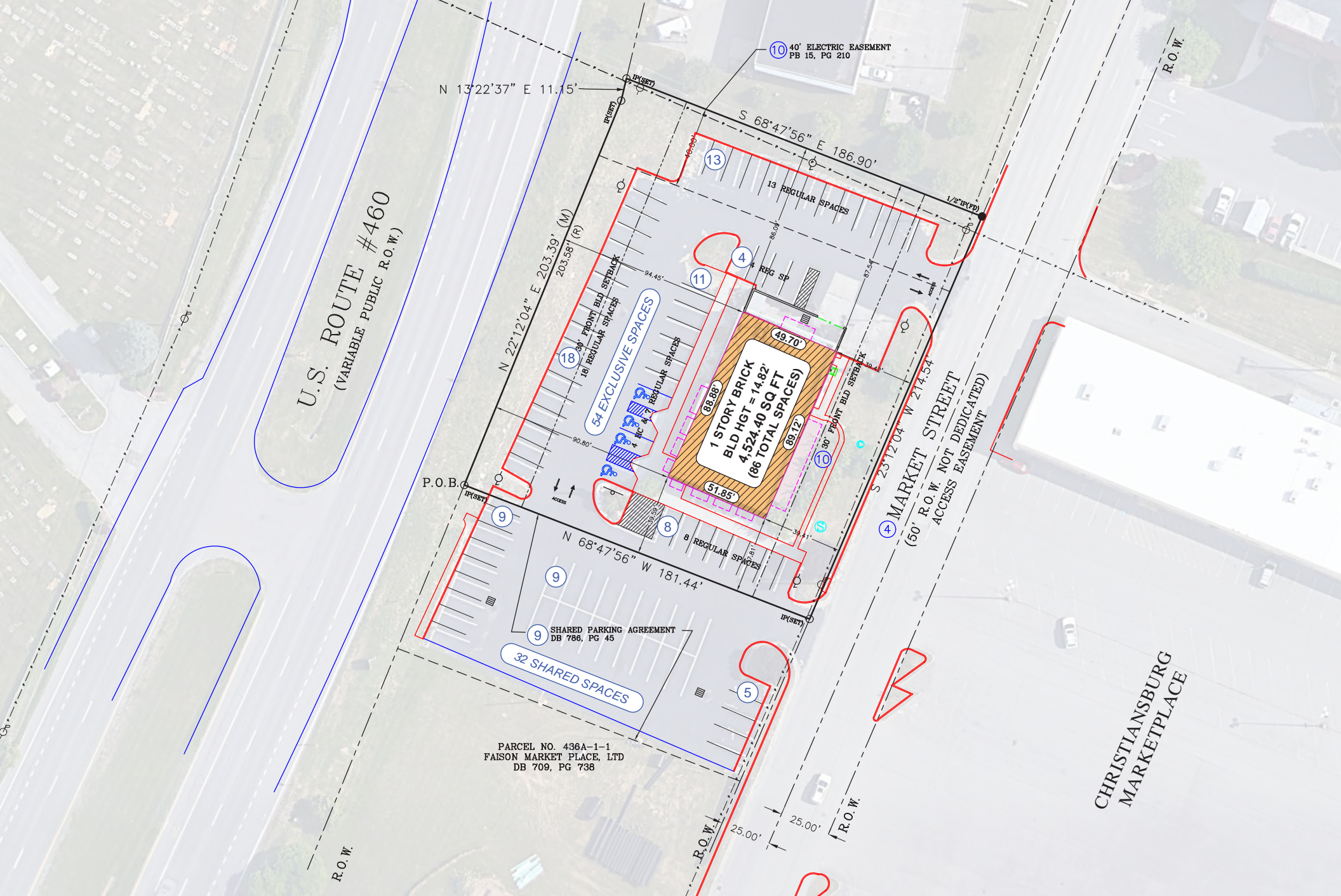
## Overview

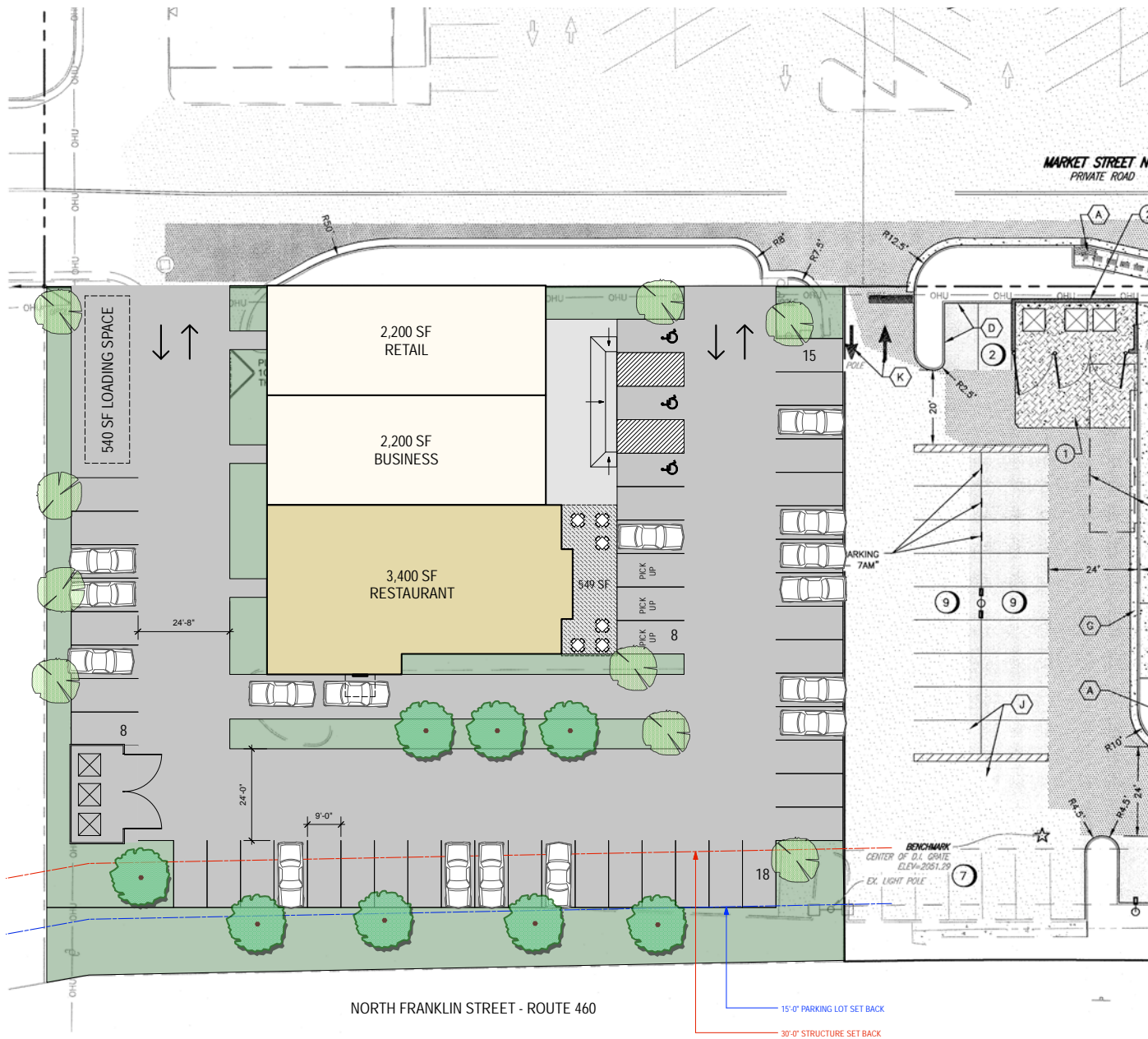
Free-standing building with pylon signage available adjacent to Christiansburg Marketplace, a 200,000 square foot shopping center undergoing a redevelopment with new anchors, shop space, and a new signalized entrance on Franklin Street. Property can be repositioned as a multi-tenant building, leased to single tenant, ground leased, or sold.

## Quick Facts

Availability	Immediate
Building Size	4,524 square feet (0.903 A Parcel)
Sale Price	\$2,150,000.00
Parking	86 total parking spaces (54 exclusive & 32 shared)
Taxes	\$9,892.35

2021 Demographics	1 mile	3 miles	5 miles
POPULATION	2,082	20,649	62,111
HOUSEHOLDS	914	8,875	23,023
AVG. HH INCOME	\$77,660	\$76,490	\$71,255
DAYTIME POPULATION	4,317	24,460	67,110
TRAFFIC COUNTS	15,000 AADT (N Franklin Street)		





### SCHEME 9

#### ZONING DISTRICT B3

RESTAURANT 1 - 3,400 SF  
 BUSINESS 1 - 2,200 SF  
 BUSINESS 2 - 2,200 SF  
**BUILDING TOTAL - 7,800 SF**

#### GREEN SPACE

20 PERCENT MINIMUM REQUIRED (0.2 x 39,349) = 7,870 SF  
 PROVIDED - 8,292 SF

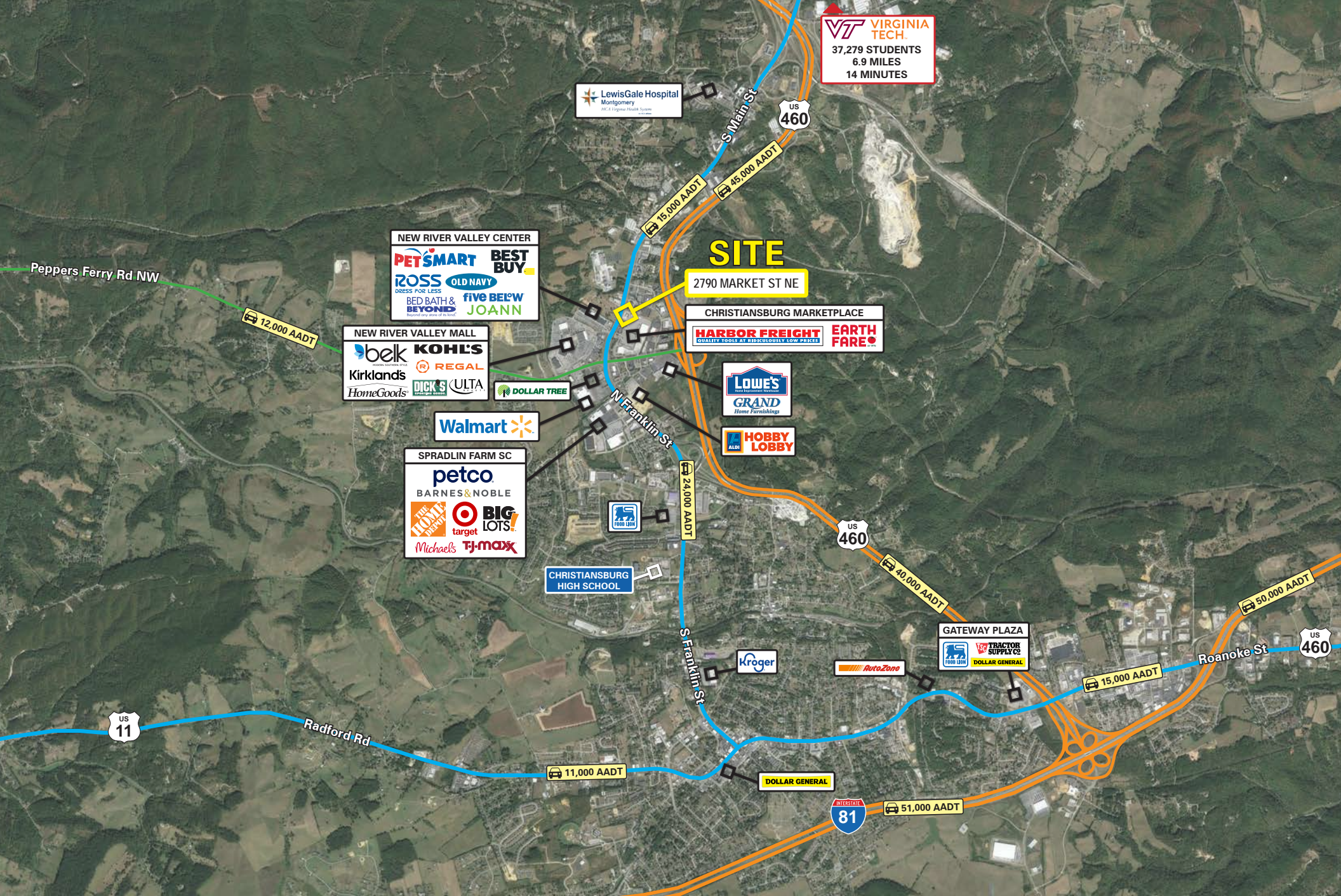
#### PARKING

2,200 SF RETAIL (1/250 SF) = 9 SPACES  
 2,200 SF OFFICE (1/400 SF) = 6 SPACES  
 3,400 SF RESTAURANT (1/100 SF) = 34 SPACES  
 MINIMUM SPACES REQUIRED = 49 SPACES  
 SPACES PROVIDED = 51 SPACES

#### LOADING SPACES

ONE LOADING SPACE REQUIRED  
 MINIMUM REQUIRED - 540 SF  
 PROVIDED - 540 SF






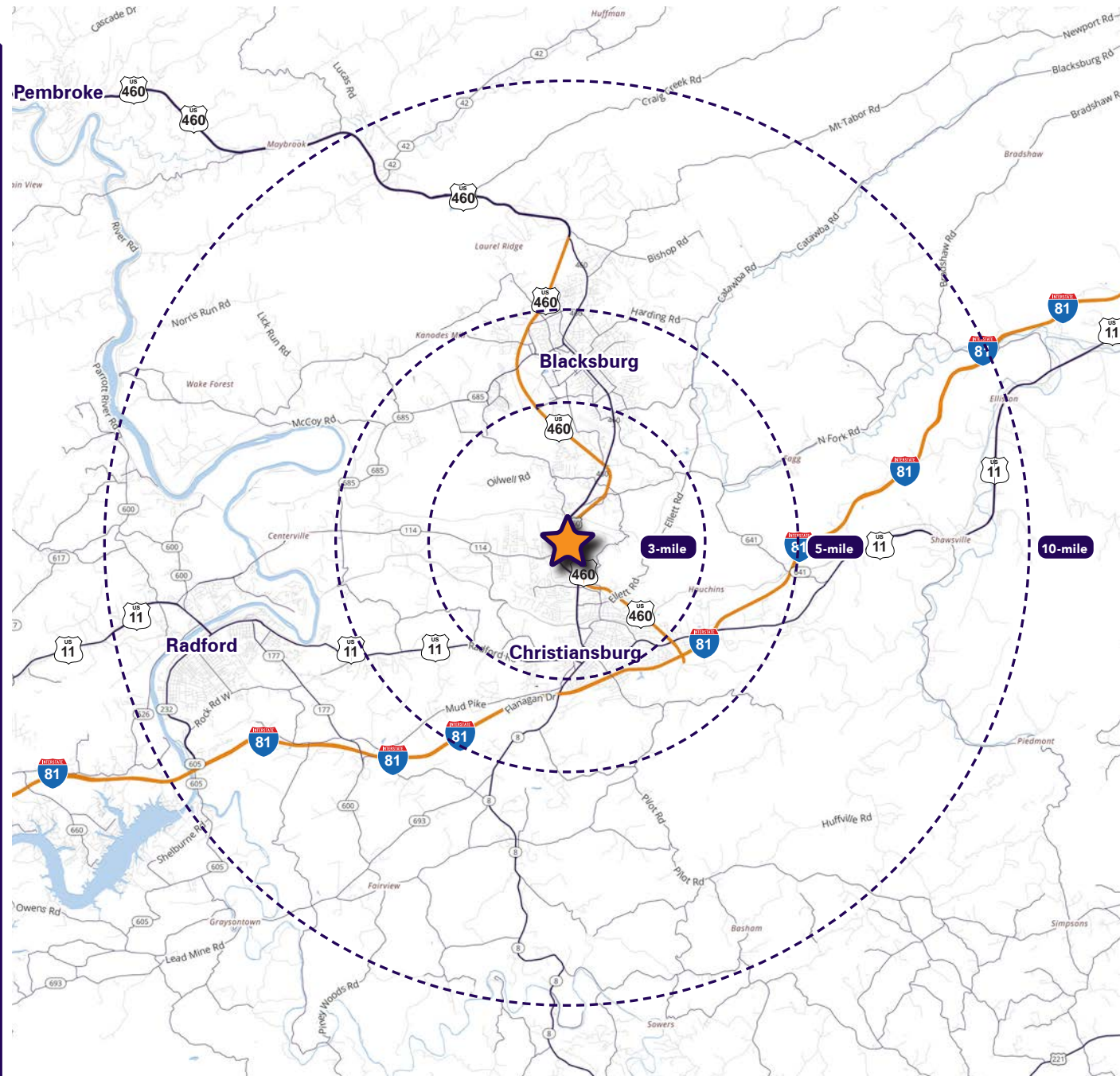
# Interested? Contact:

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