FOR LEASE





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COMMERCIAL REAL ESTATE

New River Valley Center

145 Shoppers Way NW / Christiansburg, VA 24073

Overview

New River Valley Center offers 44,000 SF of anchor space in two adjacent boxes that can be leased individually or combined for a single user, on a center already anchored by Best Buy, Ross, Old Navy and PetSmart. Both spaces are in whitebox condition, and the center sits at N Franklin St (US-460 Business) and Peppers Ferry Rd, with signalized access at the intersection that connects Uptown Christiansburg, Christiansburg Marketplace and the rest of the region's major retail.

The draw here reaches well beyond Christiansburg. Blacksburg and Radford have little big box retail of their own, so residents, along with Virginia Tech and Radford University students, faculty and staff, come to Christiansburg for Target, Walmart, Lowe's and nearly every major retailer, joined by shoppers from the surrounding rural counties. That pull shows up in the daytime population, which runs well above the residential count within 5 miles.

Quick Facts

Availability	Immediate
Size	Two spaces up to 44,000 SF (20,000 SF & 24,000 SF)
Rental Rate	TBD
Net Charges	$2.37 psf, NNN

2025 Demographics	5 miles	7 miles	10 miles
POPULATION	58,253	87,533	117,853
HOUSEHOLDS	21,136	33,125	44,977
AVG. HH INCOME	$95,541	$101,270	$100,195
DAYTIME POPULATION	100,774	132,917	164,627
TRAFFIC COUNT	21,000 AADT (N Franklin Street)	21,000 AADT (Peppers Ferry Road)	



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Site Plan

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Property Aerial

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Market Aerial

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Interested? Contact:

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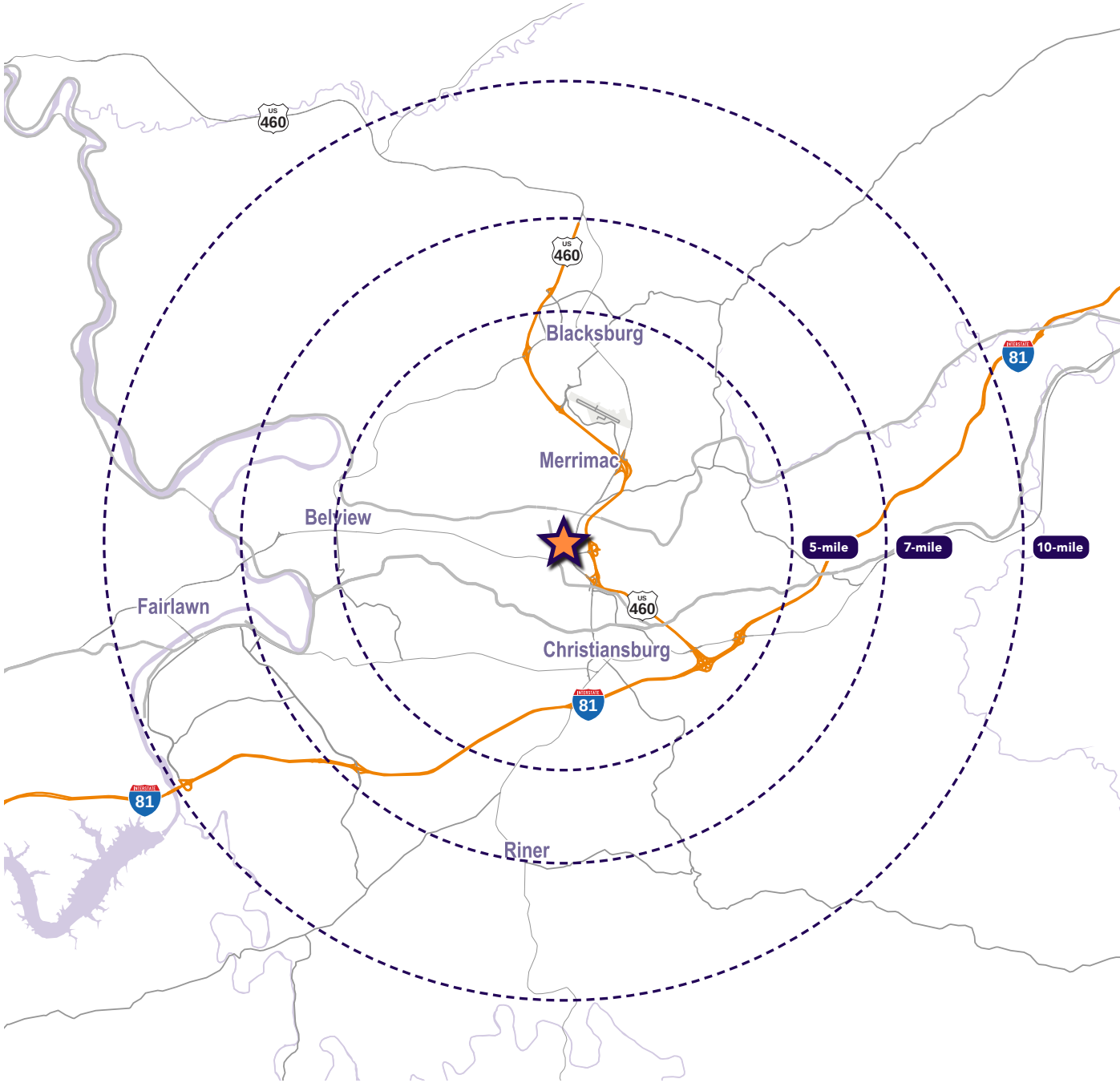
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