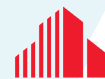




RETAIL + OFFICE FOR LEASE

POINTE WEST COMMONS

702, 810 & 840 University City Boulevard
Blacksburg, VA 24060



**CUSHMAN &
WAKEFIELD**

THALHIMER

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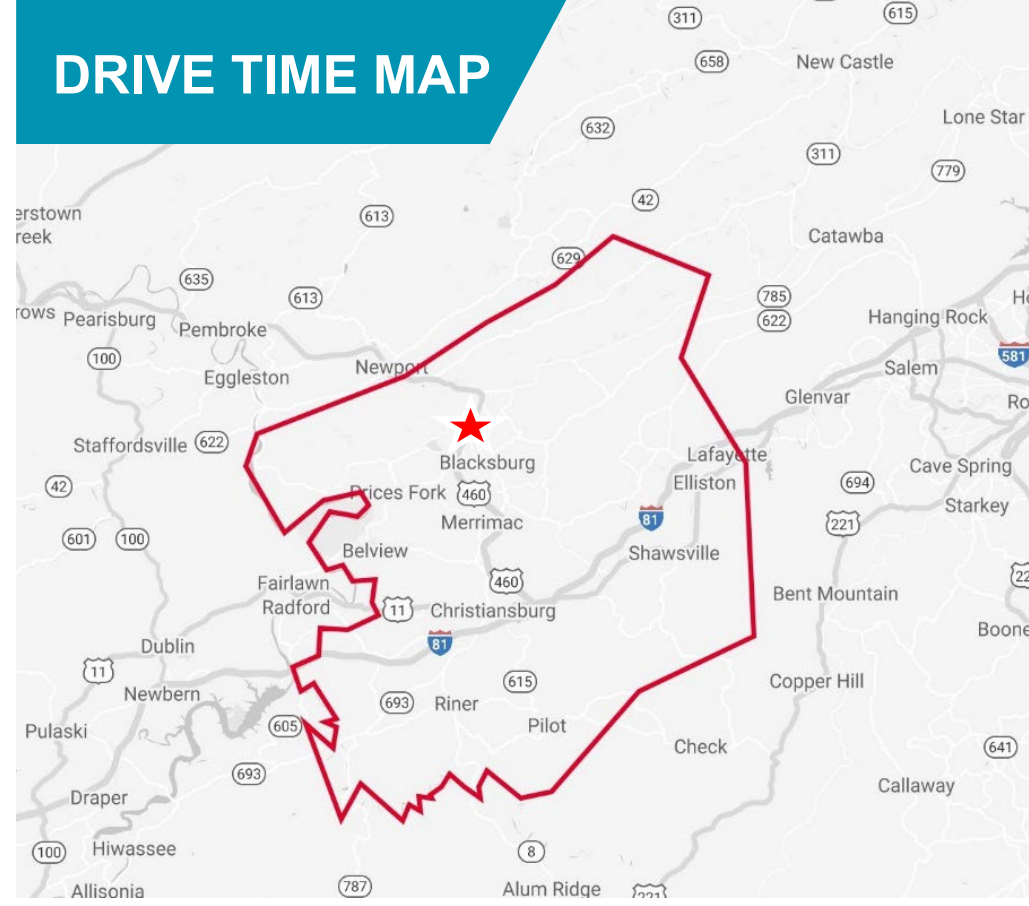
LOCATION,

LOCATION, LOCATION

Pointe West Commons

Excellent location for office and retail adjacent to Virginia Tech's main campus in Blacksburg. Three mixed-use buildings with office and retail spaces available, and plenty of parking. Located in a strong retail corridor with significant private and public investment around a major research university, this is a great opportunity for your business location.

DRIVE TIME MAP



PROPERTY OVERVIEW

702 UNIVERSITY CITY BOULEVARD

Total Space Available

Full Building:	17,000 SF of office, medical, and/or lab space
	<i>Excellent opportunity for medical offices, traditional office space, and lab/research space.</i>

810 UNIVERSITY CITY BOULEVARD

Total Space Available

1 st Floor Retail/Office	1,896 SF storefront office/retail space
	<i>*Great retail or storefront office location next to Edward Jones. Other retailers in the immediate area include Zeppoli's, Starbucks, Kroger Gas, Subway, Dollar General, Panera Bread, CVS Pharmacy, Firehouse Subs, Panda Express, Roots, Mezeh, Chipotle, and Tropical Smoothie</i>

840 UNIVERISTY CITY BOULEVARD

Total Space Available

Suite 1:	1,625 SF Office	\$17.00 SF Modified Gross
Suite 2:	1,625 SF Office	\$17.00 SF Modified Gross
Suite 3:	1,625 SF Office	\$17.00 SF Modified Gross
Suite 4:	1,625 SF Office	\$17.00 SF Modified Gross
Suite 5:	1,625 SF Office	\$17.00 SF Modified Gross
Suite 6:	1,625 SF Office	\$17.00 SF Modified Gross

**Individual suites can be combined for larger foot print. Great natural light throughout, traditional and open office floor plans. Excellent proximity to Virginia Tech's main campus and Route 460.*



POINTE WEST COMMONS



UNITED STATES
POSTAL SERVICE

Kroger

WELLS
FARGO



DOLLAR
GENERAL

POINTE WEST
COMMONS

FIREHOUSE
SUBS

Old Grace Road

University Mall
Shopping Center



Virginia Tech
Math Emporium

TRUIST

HYATT
PLACE

CVS

Hardee's



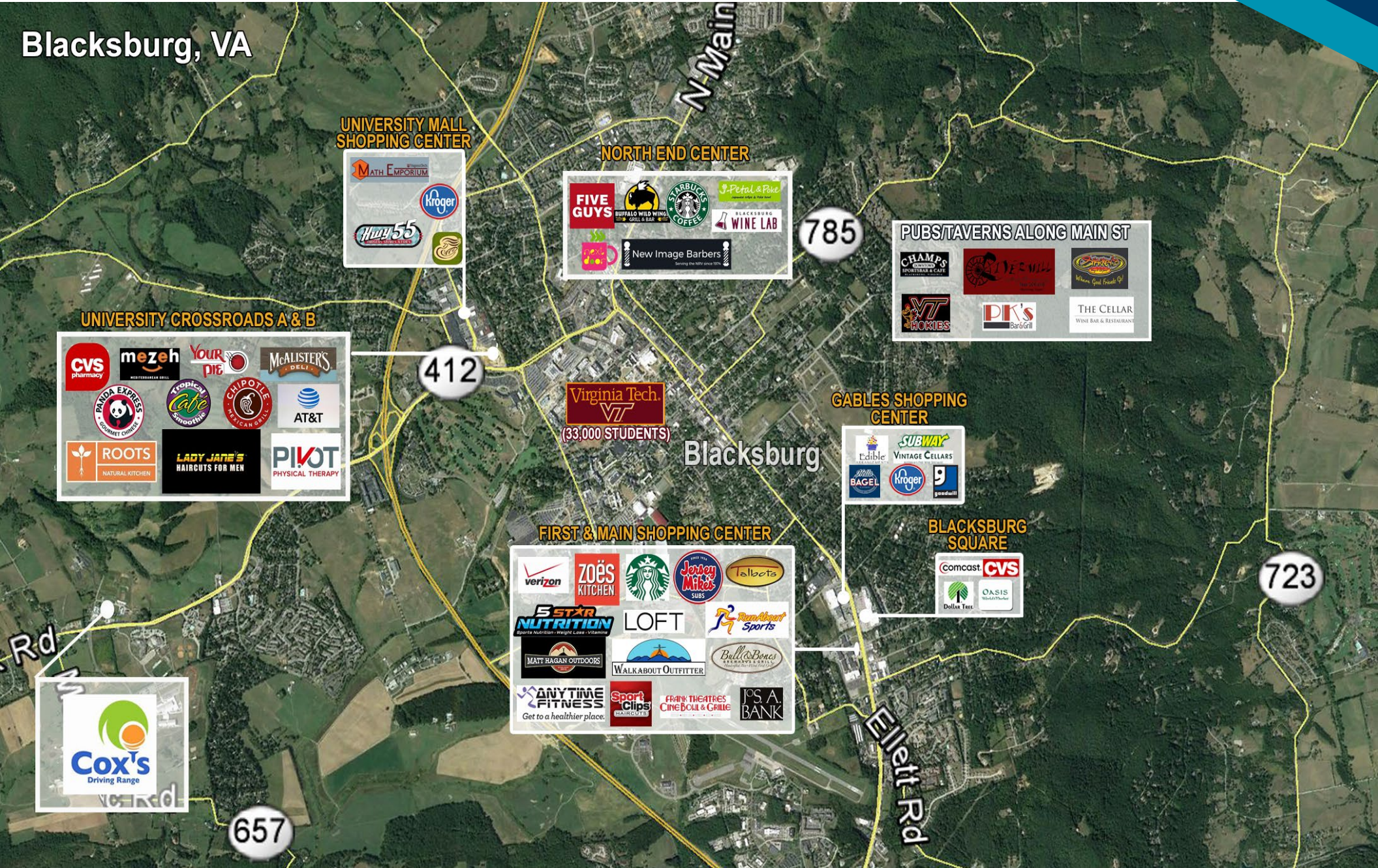
tropical CAFE
SMOOTHIE

Residence
Inn

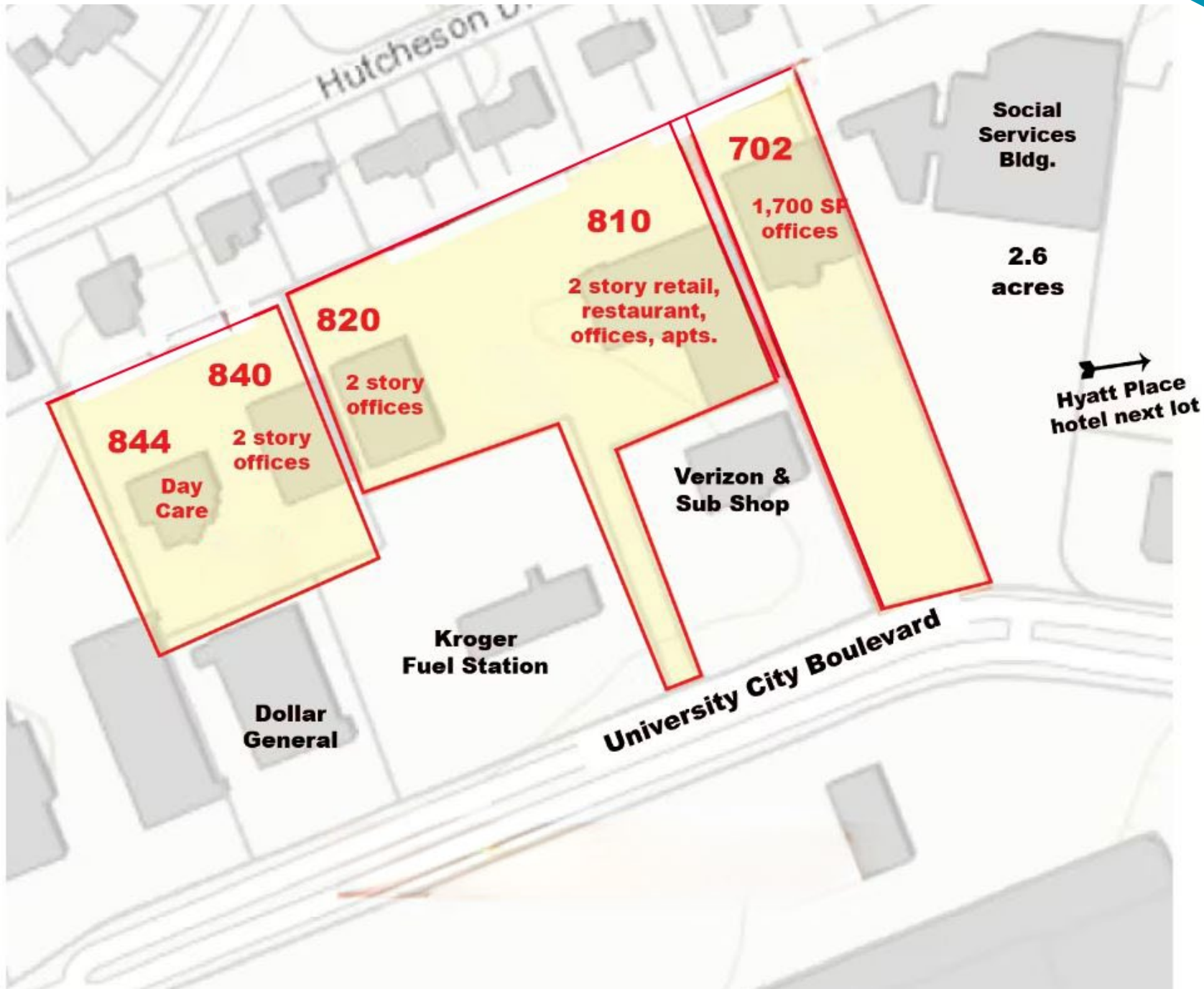


BLACKSBURG AERIAL

Blacksburg, VA



SITE PLAN



PROPERTY HIGHLIGHTS



69,000 SF

ON 4.637 ACRES



**PROMINENTLY
LOCATED**

ON UNIVERSITY CITY BOULEVARD NEAR
VIRGINIA TECH'S MAIN CAMPUS



**HIGH
GROWTH**

AND HIGH ENERGY CORRIDOR WITH
QUICK ACCESS TO RT 460 (I-81)



OFFICE & RETAIL

SPACE AVAILABLE



PARKING

AMPLE PARKING THROUGHOUT



PROPERTY PHOTOGRAPHY



DEMOGRAPHICS



58,009

5 MILE POPULATION



\$79,334

5 MILE AVERAGE HOUSEHOLD INCOME



65,836

5 MILE DAYTIME POPULATION



40.9%

3 MILE EDUCATION BACHELOR & ABOVE

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	19,754	48,157	58,009
2028 Projected Population	19,730	48,320	58,396
2023 Households	4,499	16,413	20,548
2023 Education Bachelors & Above	36.2%	40.9%	36.6%
2023 Average Household Income	\$44,366	\$73,522	\$79,334
2023 Median Household Income	\$16,926	\$36,924	\$46,193
Daytime Population	27,375	53,606	65,836
2023 Median Age	21.8	23.6	24.2

BLACKSBURG MSA

Blacksburg, home to Virginia Tech, is in the New River Valley of Virginia and adjacent to Christiansburg, Radford, and the Roanoke Region. Between Blacksburg's bustling college scene and its burgeoning tech industry cluster in beautiful mountain atmosphere, this area has it all! Surrounded by the Blue Ridge Mountains, the Blacksburg area is experiencing significant growth, as well as investment from Virginia Tech in new research / academic buildings and private development including retail, hospitality, and office/industrial in the last 3 to 5 years.



102,061
POPULATION



106,823
LABOR
FORCE



\$56,785
MEDIAN HH
INCOME



41,842
TOTAL HOUSING
UNITS



54.0%
ASSOCIATE
DEGREE OR
HIGHER

MAJOR ATTRACTIONS

- Virginia Tech Campus
- Moss Arts Center
- Lane Stadium and Cassell Coliseum
- The Inn at Virginia Tech
- Virginia Tech Golf Course
- The Lyric Theater
- Access to great outdoor activities in the New River Valley
- Close proximity to retail/restaurants
- Only 40 miles from the Roanoke-Blacksburg Regional Airport

MAJOR EMPLOYERS

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

COLLEGES & UNIVERSITIES

- **Virginia Tech**
30,434 undergrad
- **New River Community College**
4,137 undergrad

HOSPITALS

- **Montgomery Regional Hospital**
- **Carilion New River Valley Medical Center**



POINTE WEST COMMONS



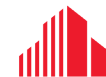
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