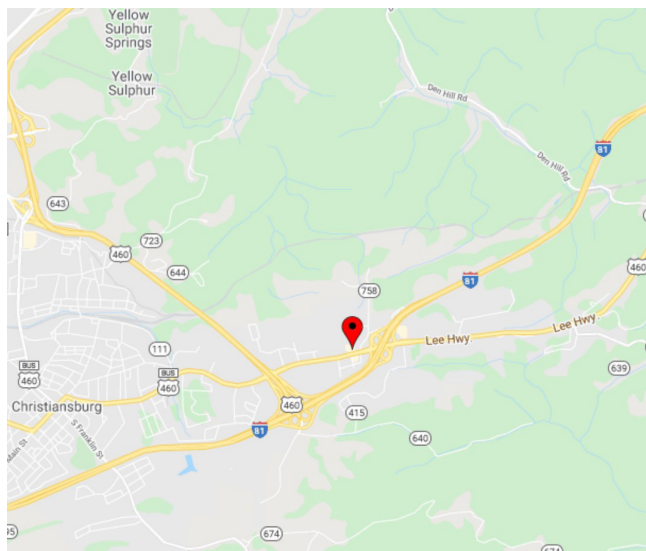


RESTAURANT SPACE

FOR LEASE



2387 ROANOKE ST | CHRISTIANSBURG VA 24073



PROPERTY FEATURES

- Located in the Blacksburg-Christiansburg-Radford MSA, 1/4 mile off I-81 at the entrance to Christiansburg Industrial Park
 - 2nd generation restaurant space comprising +/- 2,985sf on .67 acre parcel, with drive through
 - Tall pylon sign, excellent curb appeal and visibility; possible reuse of FF&E
 - Blacksburg is home to VA Tech (35K enrollment); also near Radford University and New River Community College
- Join nearby retailers: Ruby Tuesday, McDonald's, Wendy's, Hardees and more



BERKSHIRE HATHAWAY
HomeServices
Towne Realty

COMMERCIAL DIVISION

JANET MOORE, CCIM

D: 804.467.9491

O: 757.645.4500

JANET.MOORE@BHHSTOWNE.COM

DEMOGRAPHICS

	1 MI	5 MI	10 MI
TOTAL POPULATION	1,780	28,475	97,847
MEDIAN HH INCOME	\$51,747	\$58,218	\$51,836
TOTAL HOUSEHOLDS	733	11,948	37,191
DAYTIME POPULATION	2,982	30,790	103,603

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