

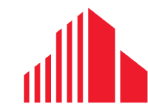


MIDTOWN

S MAIN ST & EHEART ST SE | BLACKSBURG, VA | LEASE-MIDTOWN.COM



CREATIVE OFFICE \ NO COMMON AREA \ PERFECT FOR SOCIAL DISTANCING



**CUSHMAN &
WAKEFIELD**

THALHIMER

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MEET MIDTOWN

BUSINESS SPACE

RESIDENTIAL SPACE

CIVIC SPACE

COMMUNITY SPACE

GATHERING SPACE





THALHIMER

CLASS A OFFICE, RETAIL & RESTAURANT FOR LEASE

MIDTOWN

S Main Street & Eheart Street SE | Blacksburg, Virginia





20 ACRE MIXED-USE DEVELOPMENT IN DOWNTOWN BLACKSBURG

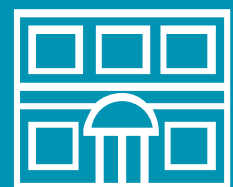
Cushman & Wakefield | Thalhimer is excited to present the hottest mixed-use development in downtown Blacksburg located at the corner of S. Main Street and Eheart. The project is over 150,000 SF of mixed-use consisting of approximately over 90,000 SF of signature Class A office space and 34,000 SF of prime retail space in the heart of Blacksburg near Virginia Tech.

The development is strategically positioned on 20 acres of land and is a vibrant, mixed-use community in the heart of downtown Blacksburg. Midtown combines residential, office, hospitality, retail, and civic space into a walkable, urban center where people want to work, shop, live, and gather.

Midtown extends the downtown area and is within walking distance of a wide range of amenities, multiple tech and financial firms, and Virginia Tech - a major research institution. With a new residential-commercial community, commutes can be as short as a building away.

BRAND NEW MIXED-USE DEVELOPMENT IN THE HEART OF DOWNTOWN BLACKSBURG

- An urban development enhancing pedestrian experiences with dining, shopping, and entertainment
- A central community of one: live, work, play
- A product of years of thoughtful conversation and consideration
- A premier downtown business location within walking distance of retail, restaurants, and Virginia Tech
- **A unique opportunity for tenants to design their office space and accommodate social distancing**



UP TO
34,000 SF
RETAIL



UP TO
90,000 SF
OFFICE

5-MILE DEMOGRAPHICS

24.1

Median Age

82%

Percentage of workers with some college or bachelor's, graduate, or professional degree

1,931

Total businesses

35,445

Total employees

71%

White Collar Workers

36,383

Students at Virginia Tech

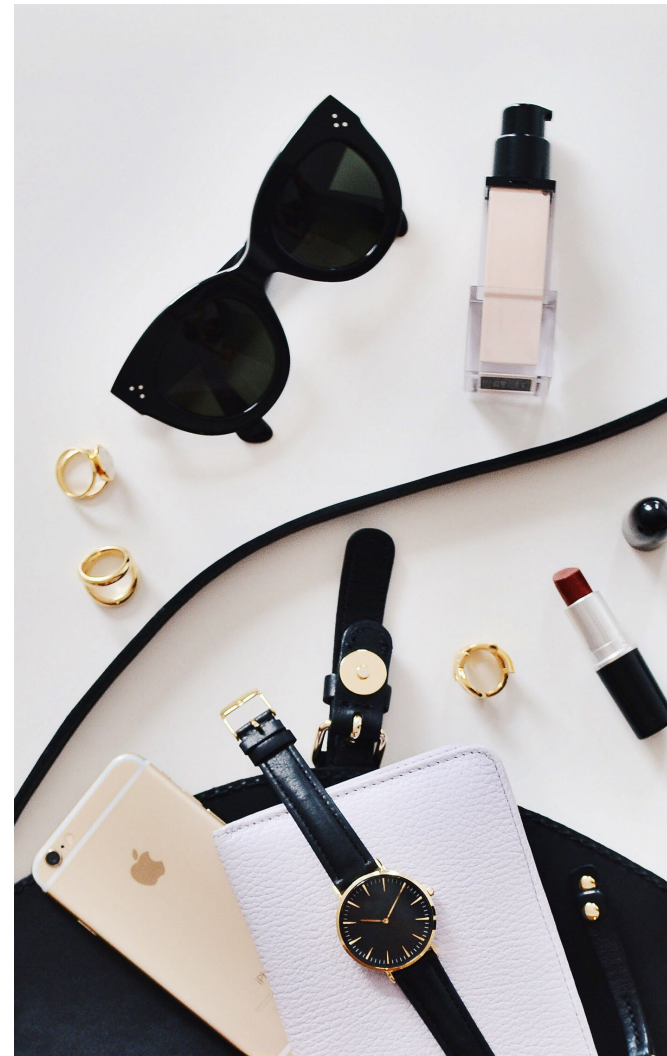
2,070

Faculty at Virginia Tech



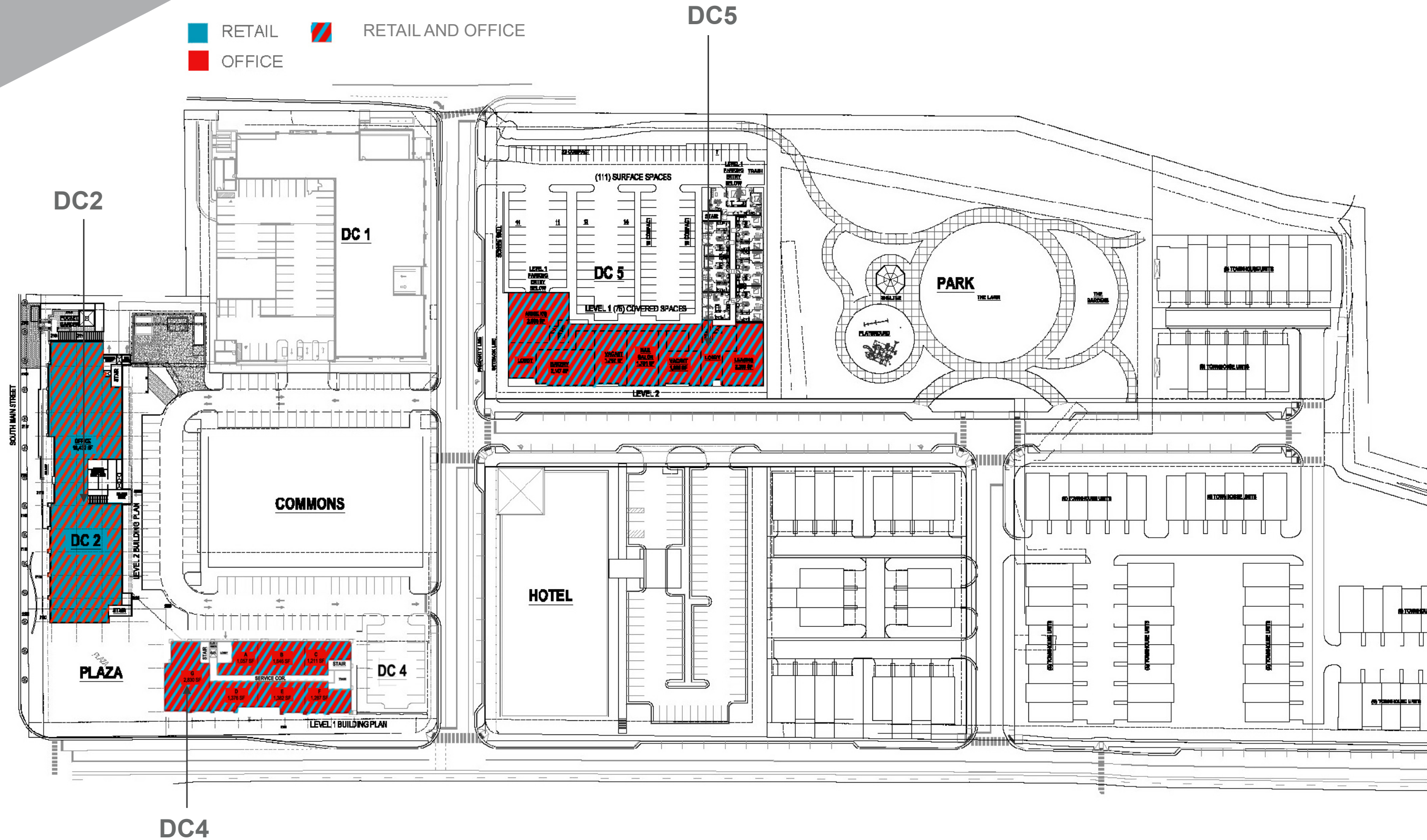
1, 3, AND 5-MILE **DEMOGRAPHICS**

	POPULATION	DAYTIME POPULATION	NO. OF HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME	AVERAGE HOME VALUE
1-MILE	15,607	16,388	3,407	\$41,718	\$311,888
3-MILES	48,947	53,173	17,113	\$42,733	\$330,909
5-MILES	58,739	68,851	21,055	\$50,544	\$353,907

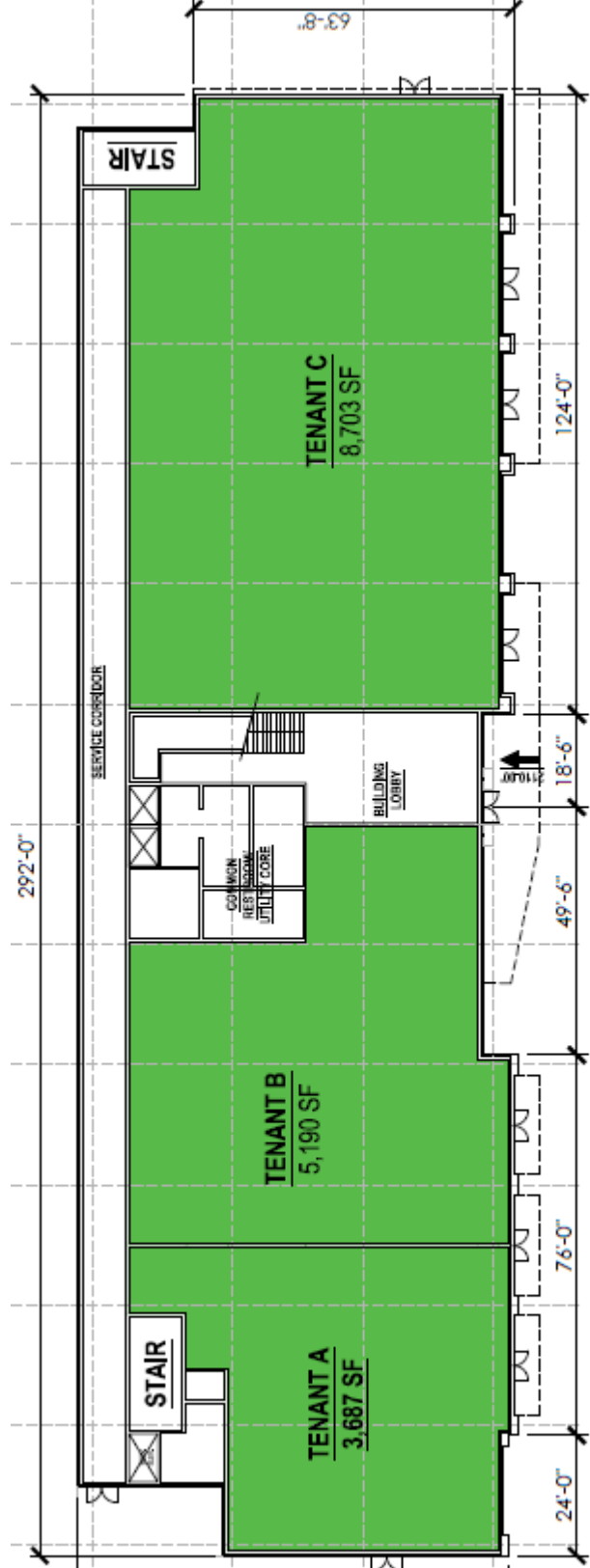
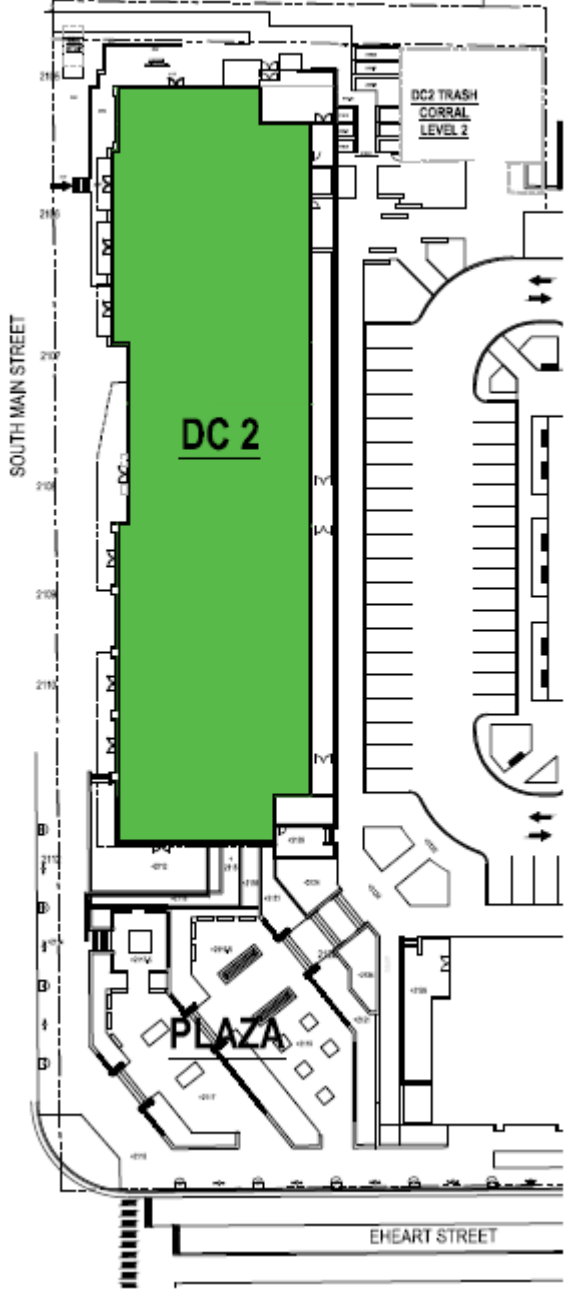


SITE PLAN

- RETAIL
- RETAIL AND OFFICE
- OFFICE

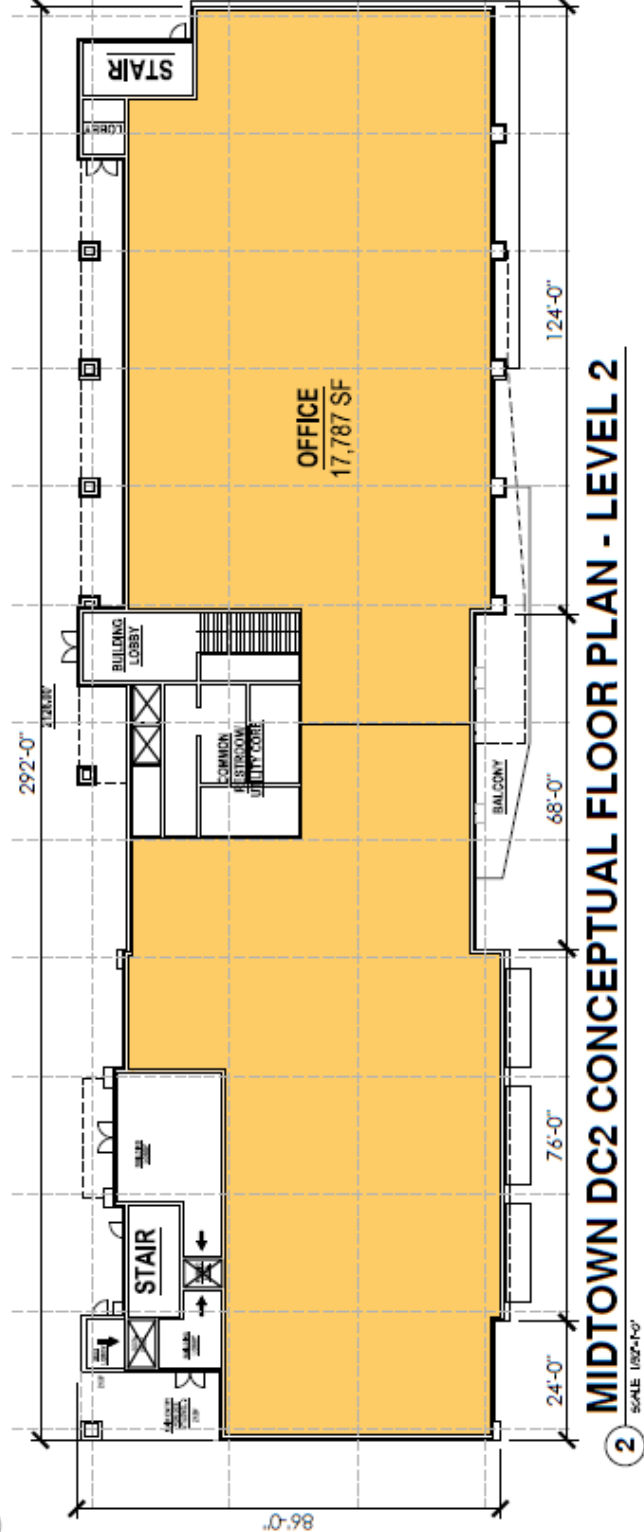


BUILDING PLAN



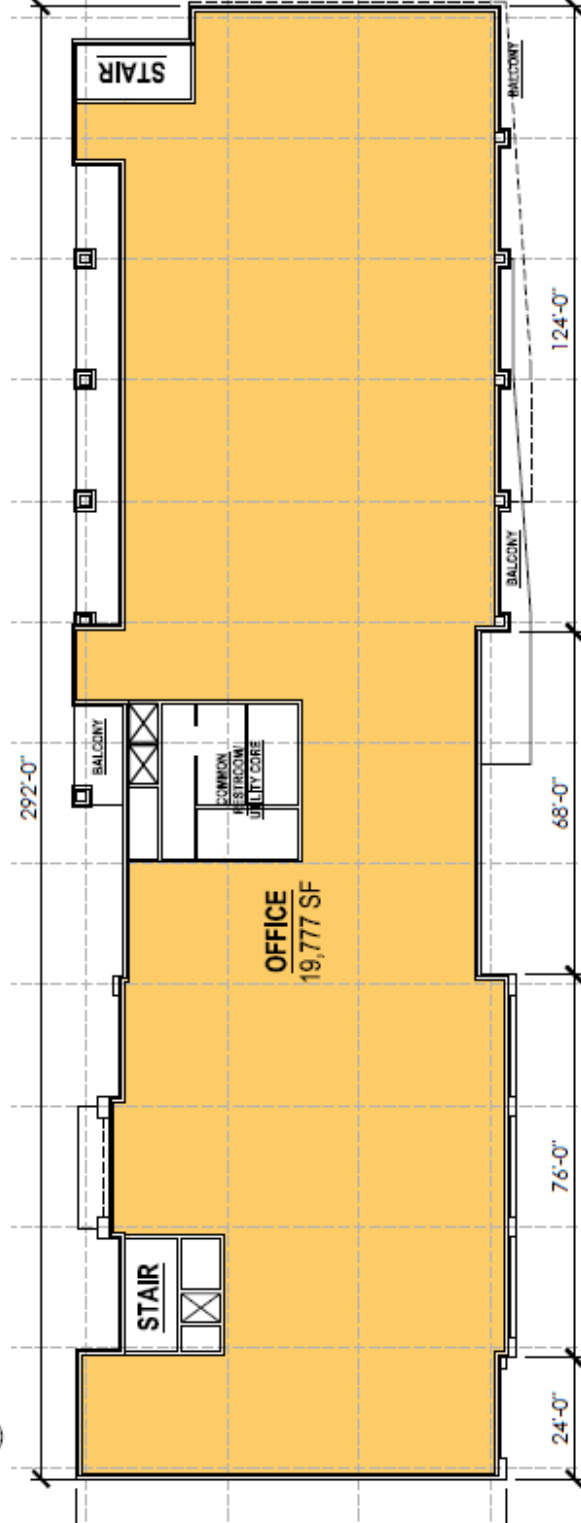
1 MIDTOWN DC2 CONCEPTUAL FLOOR PLAN - LEVEL 1

SCALE: 1/8"=1'-0"



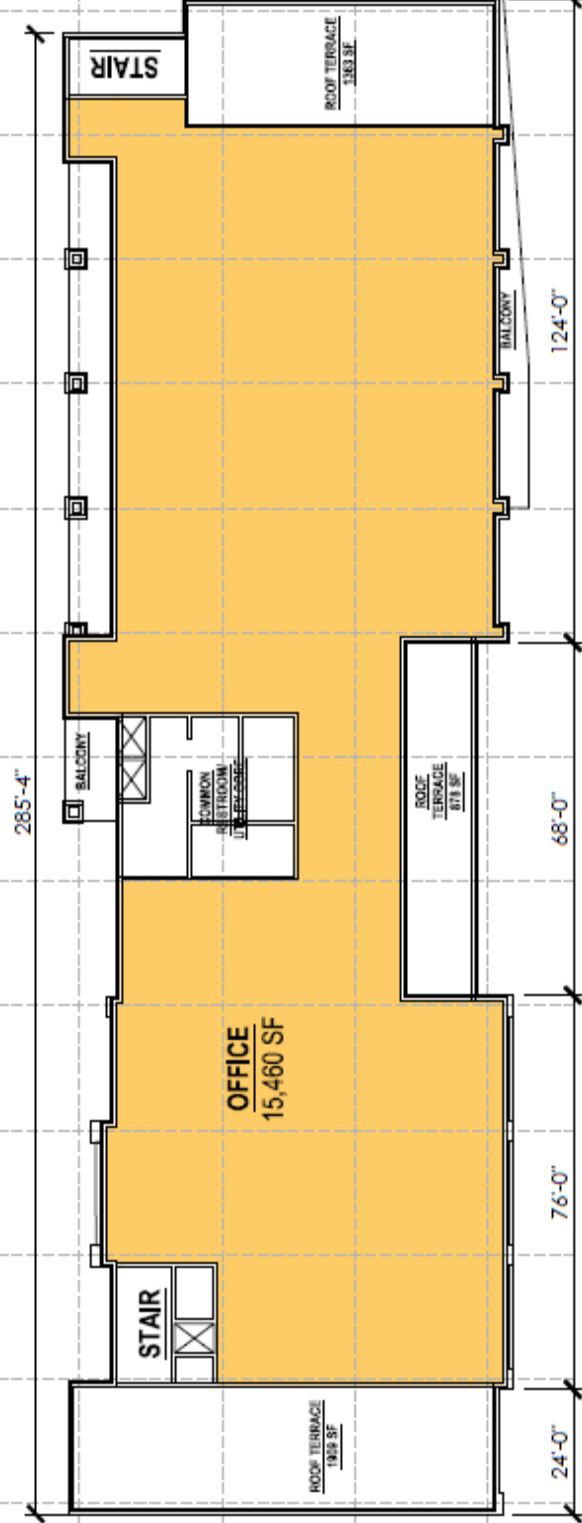
2 MIDTOWN DC2 CONCEPTUAL FLOOR PLAN - LEVEL 2

SCALE: 1/8"=1'-0"



3 MIDTOWN DC2 CONCEPTUAL FLOOR PLAN - LEVEL 3

SCALE: 1/8"=1'-0"



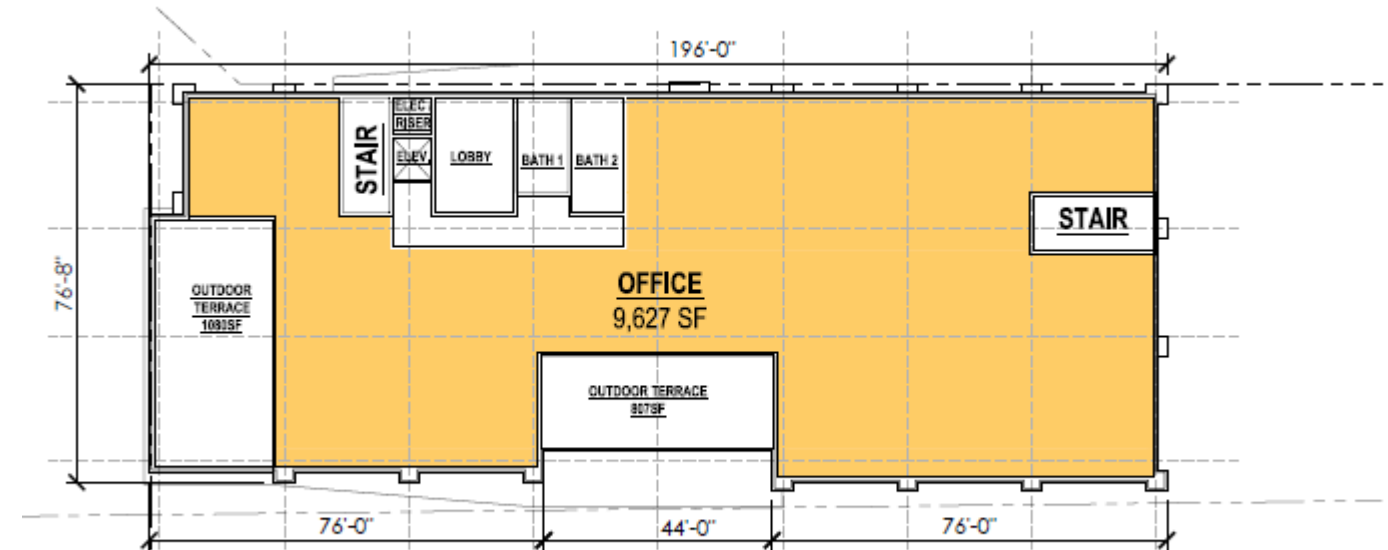
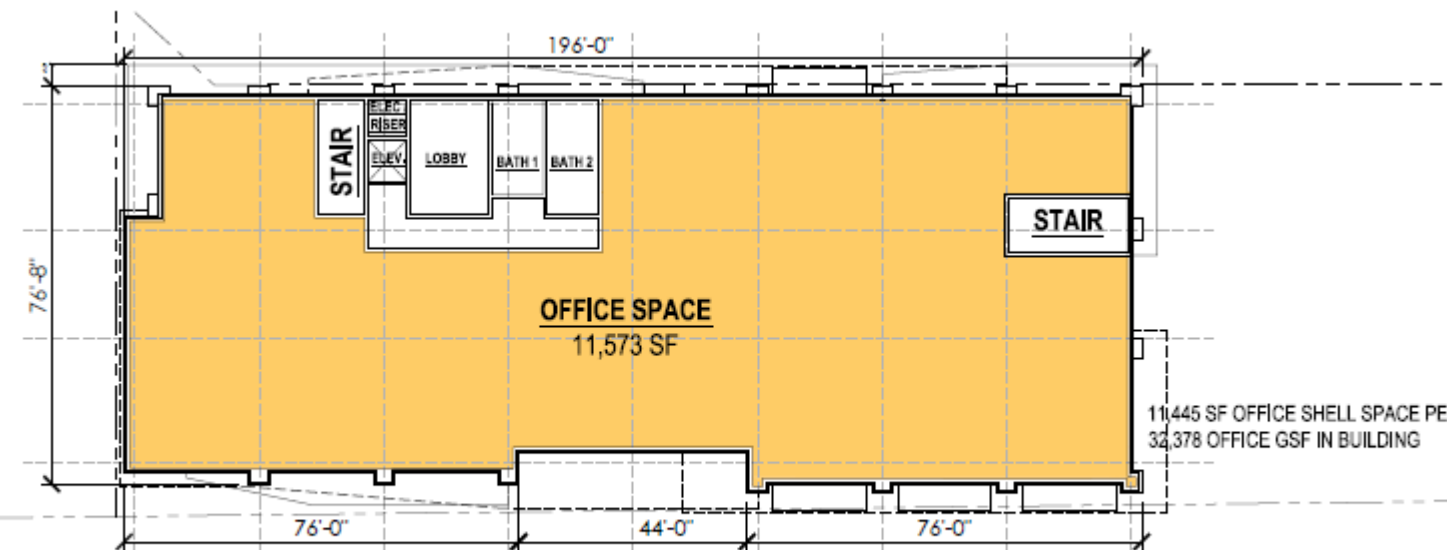
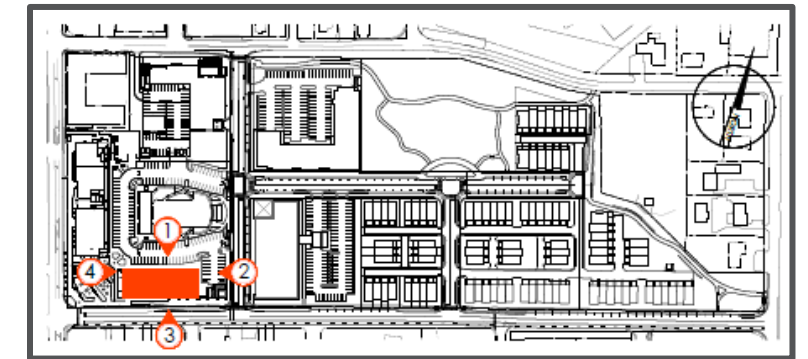
4 MIDTOWN DC2 CONCEPTUAL FLOOR PLAN - LEVEL 4

SCALE: 1/8"=1'-0"

DC2

BUILDING PLAN

DC4

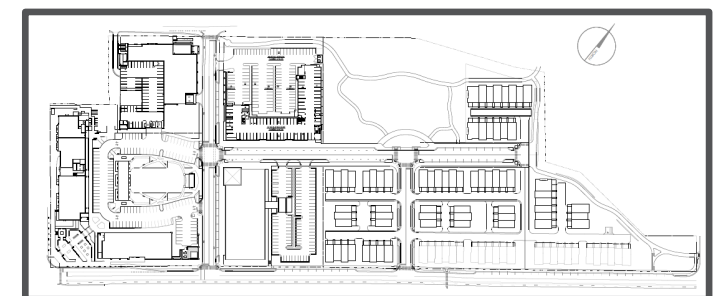
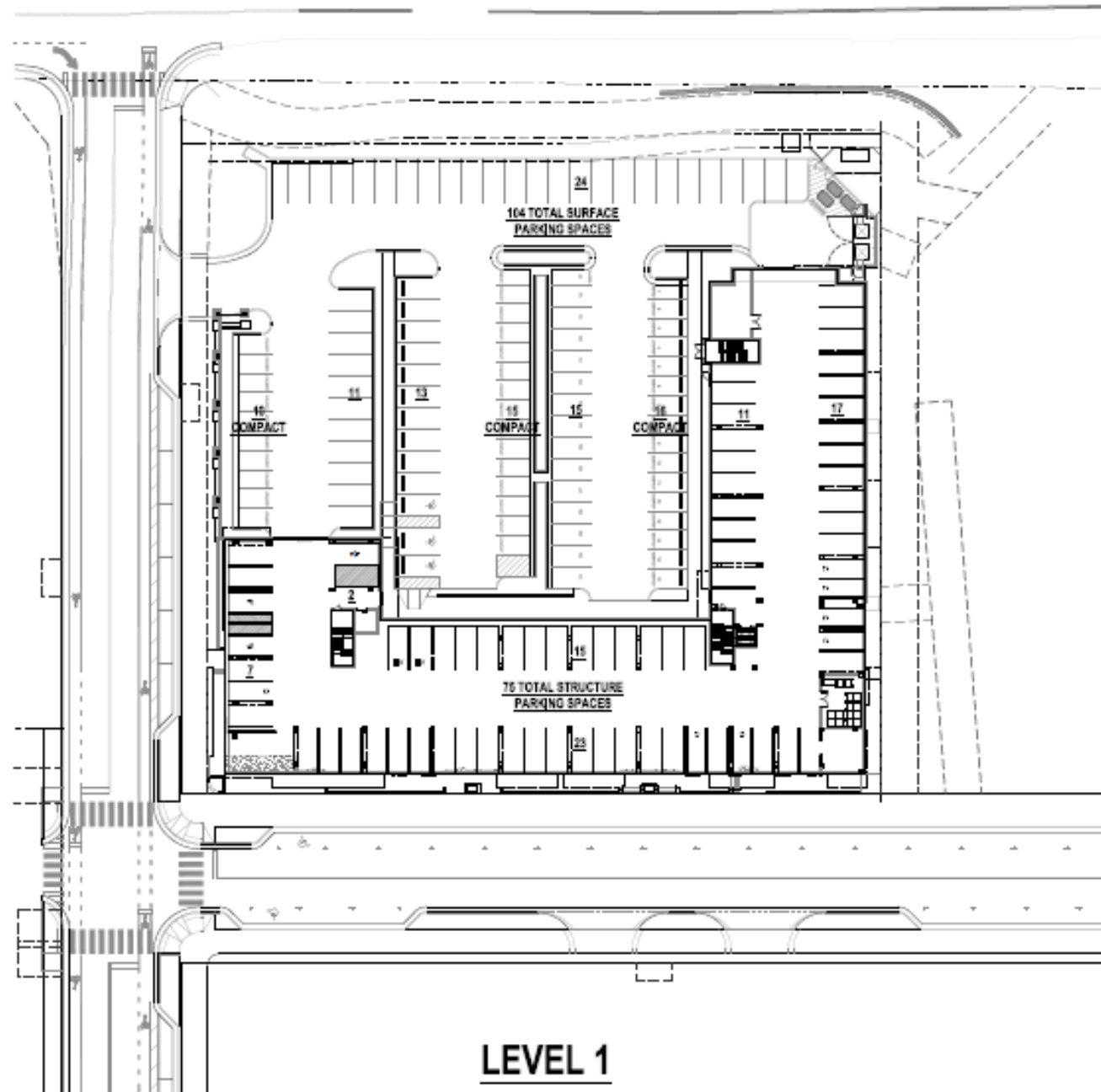


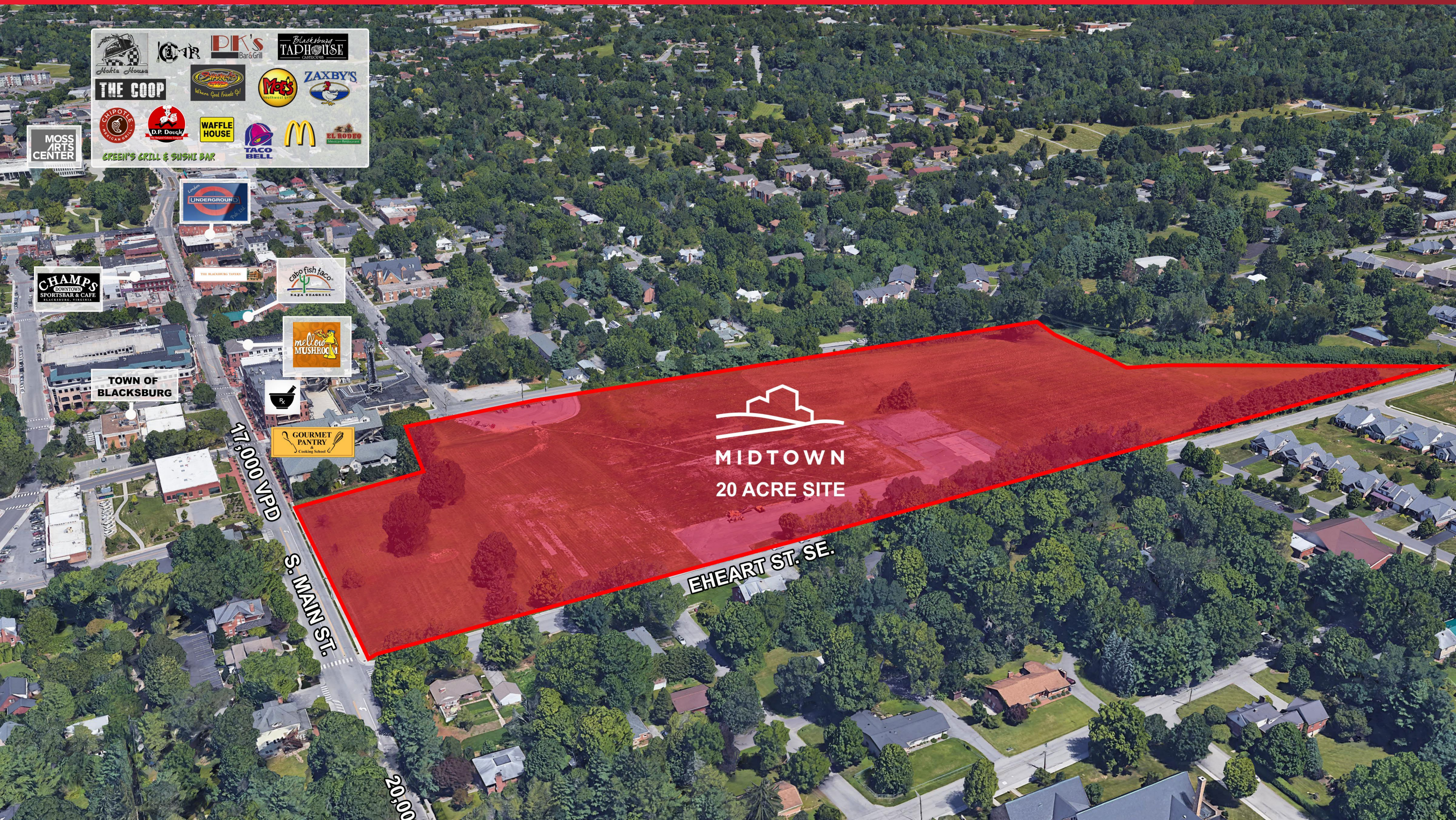
2 MIDTOWN DC4 CONCEPTUAL FLOOR PLAN - LEVEL 2 - 3
SCALE: 1/8"=1'-0"

3 MIDTOWN DC4 CONCEPTUAL FLOOR PLAN - LEVEL 4
SCALE: 1/8"=1'-0"

BUILDING PLAN

DC5





TOWN OF
BLACKSBURG



17,000 VPD
S. MAIN ST.

MIDTOWN
20 ACRE SITE

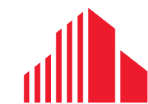
EHEART ST. SE.

20,000



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