



REDEVELOPMENT OPPORTUNITY  
IN GROWING MARKET

# POINTE WEST COMMONS

Multiple Buildings on University City  
Boulevard Blacksburg, VA 24060



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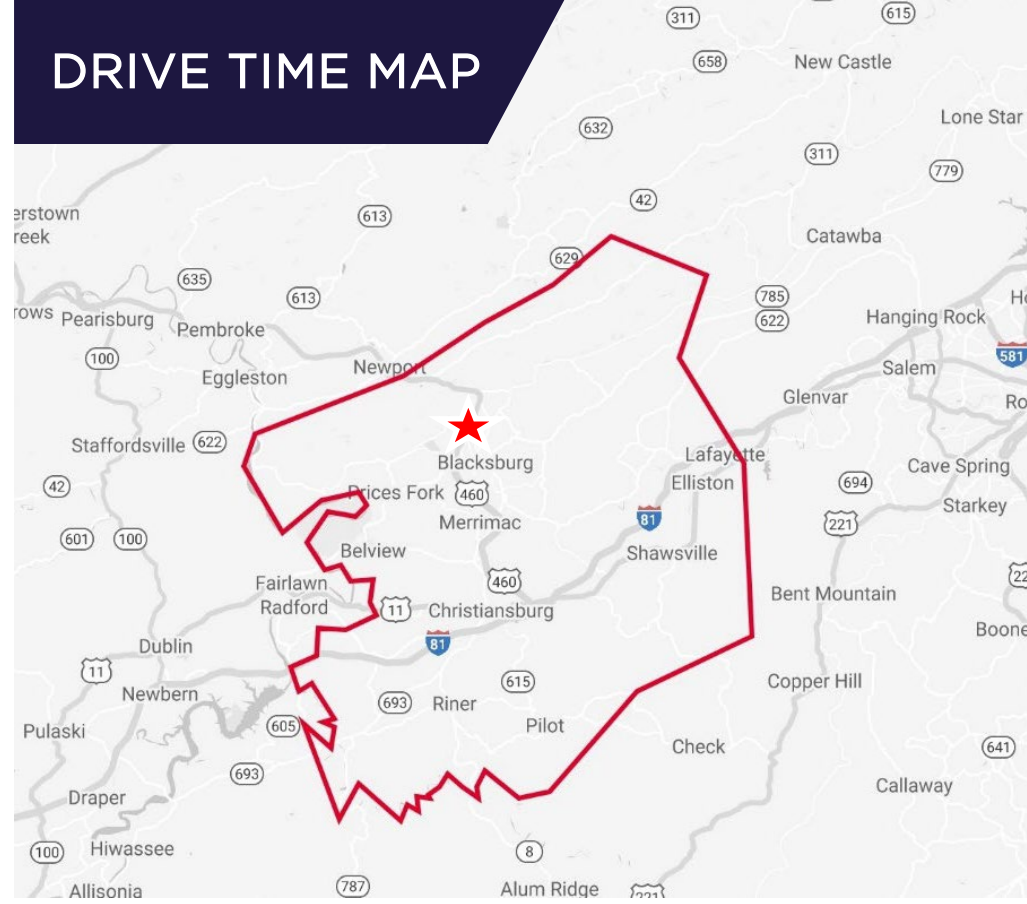


# LOCATION, LOCATION, LOCATION

## Pointe West Commons

Excellent redevelopment opportunity adjacent to Virginia Tech's main campus in Blacksburg. The offering consists of three (3) parcels across 4.637 acres with five buildings, including office, retail, residential and daycare. Located in a strong retail corridor with significant private and public investment around a major research university, this is a great opportunity for housing or redevelopment (senior or affordable) in a growing market & anchored by a university.

### DRIVE TIME MAP





# PROPERTY OVERVIEW

## Property Information

<b>Location</b>	Blacksburg, VA
<b>Land Size</b>	4.637 acres across 3 parcels
<b>Site Features</b>	<div><div>Total of 72,800 square feet across five buildings</div><ul style="list-style-type: none"><li>• Located in Qualified Census Tract (2025)</li><li>• Adjacent to strong retail development and hotels</li><li>• Potential rezone for multiple development user</li><li>• On bus route</li><li>• Senior housing also a need in market</li></ul></div>
<b>Uses</b>	Residential, Retail, Office, and Daycare center
<b>Current Zoning</b>	GC General Commercial District
<b>Parking</b>	Abundant surface parking lot





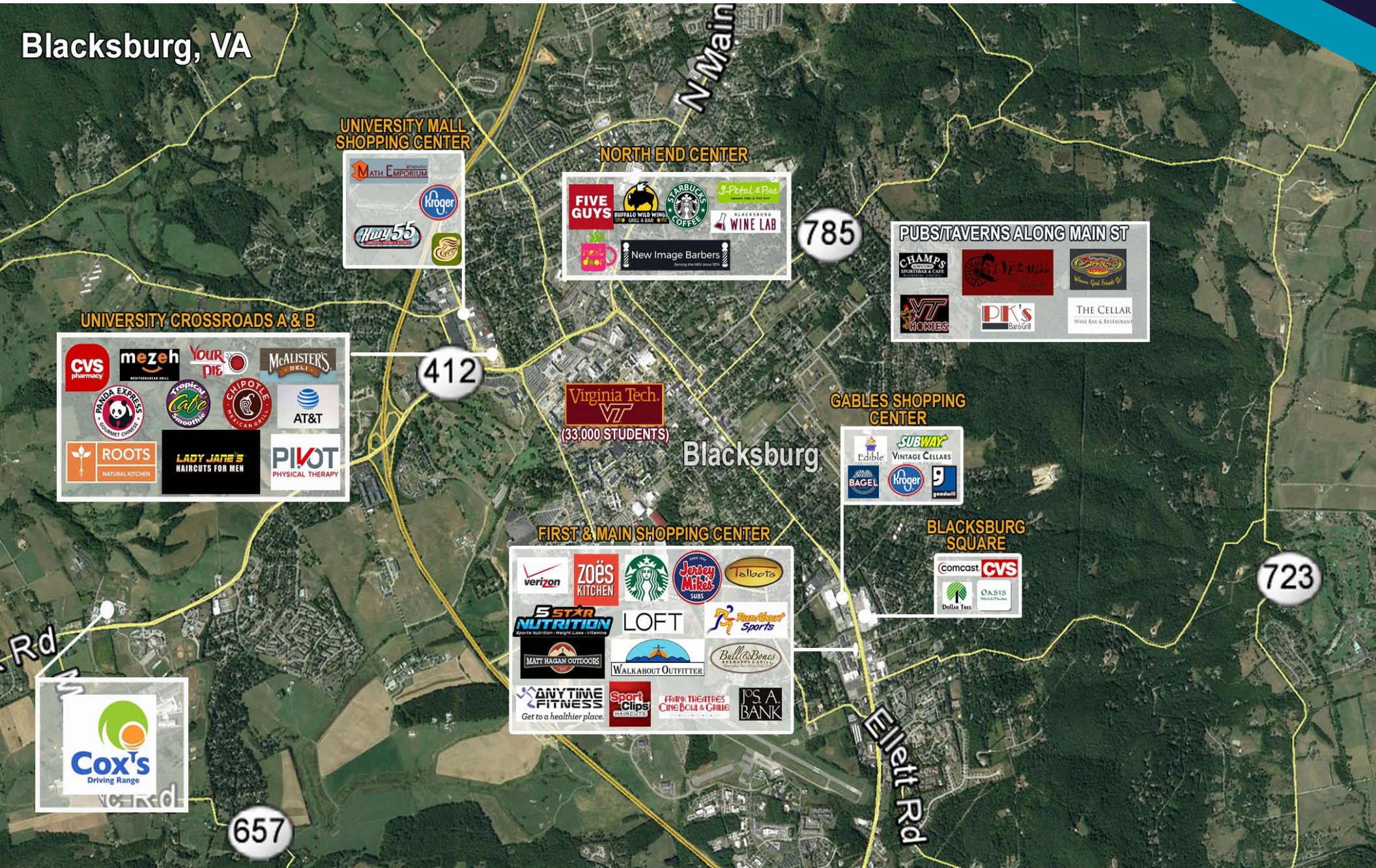
# POINTE WEST COMMONS





# BLACKSBURG AERIAL

Blacksburg, VA





# FOR SALE

## PROPERTY HIGHLIGHTS



**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)



**REDEVELOPMENT  
OPPORTUNITY**



**ADJACENT**

TO MAJOR UNIVERSITY



# 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



For more information,



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