



Route 460 Business
3708 South Main Street
Blacksburg, Virginia

Montgomery Medical Arts Building

for lease **OFFICE SPACE**



Up to 10,000 square feet available.

Features

- ⇒ **\$16.50 per square foot** (negotiable)
- ⇒ **Unit One**
 - 5867 square feet (can be divided into two offices)
 - Another 1000 square feet available
 - Currently suited for medical office
 - Exams rooms, lab room
 - Previously used for OBGYN practice
- ⇒ **Unit Two**
 - 2225 square feet
 - Lead-shielded room
 - Previously used for orthopedic office

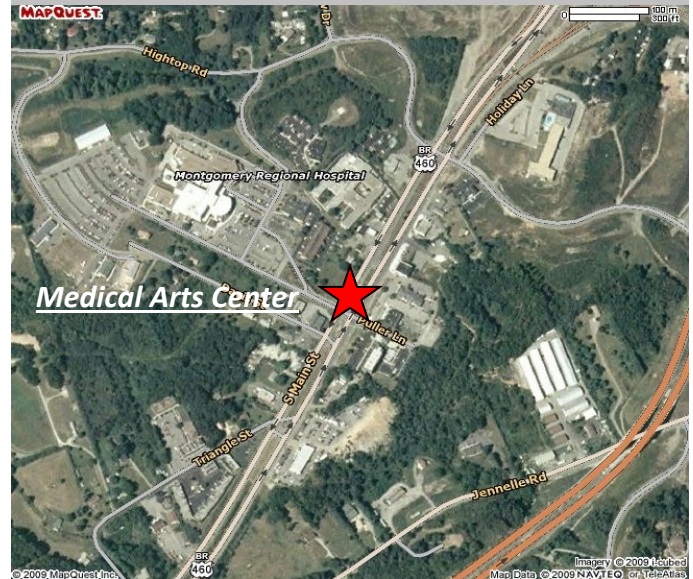
Both units suited for medical offices, labs, R&D or classroom space.

\$200,000+ renovation starting—individual upgrades & fittings considered with acceptable lease agreement (Renderings available). Adjacent to Montgomery Regional Hospital.

Demographic Profile

	1-mi.	3-mi.	5-mi.
2008 Total Adult Population	1,790	21,659	56,139
2008 Total Daytime Population	3,955	21,870	67,945
2008 Total Daytime Work Population	1,991	13,769	34,488
2008 Median Age Total Population	35	27	28
% Population Change 2000-2008	30.61%	11.94%	3.90%
% Households Change 2000-2008	34.85%	16.35%	5.84%
2008 Median Household Income	\$30,155	\$39,746	\$40,250
2008 Per Capita Income	\$26,171	\$18,628	\$22,587
2008 Average Household Income	\$59,224	\$62,952	\$60,622
2008 Other Health/Personal Care Stores	\$319,313	\$2,972,877	\$9,751,023
2008 Pharmacies/Drug Stores	\$1,754,454	\$14,990,017	\$48,900,553

Area Map



Retail Services Group

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