



**THALHIMER**

**RETAIL FOR LEASE**  
**800 UNIVERSITY BLVD.**  
Blacksburg, VA 24060



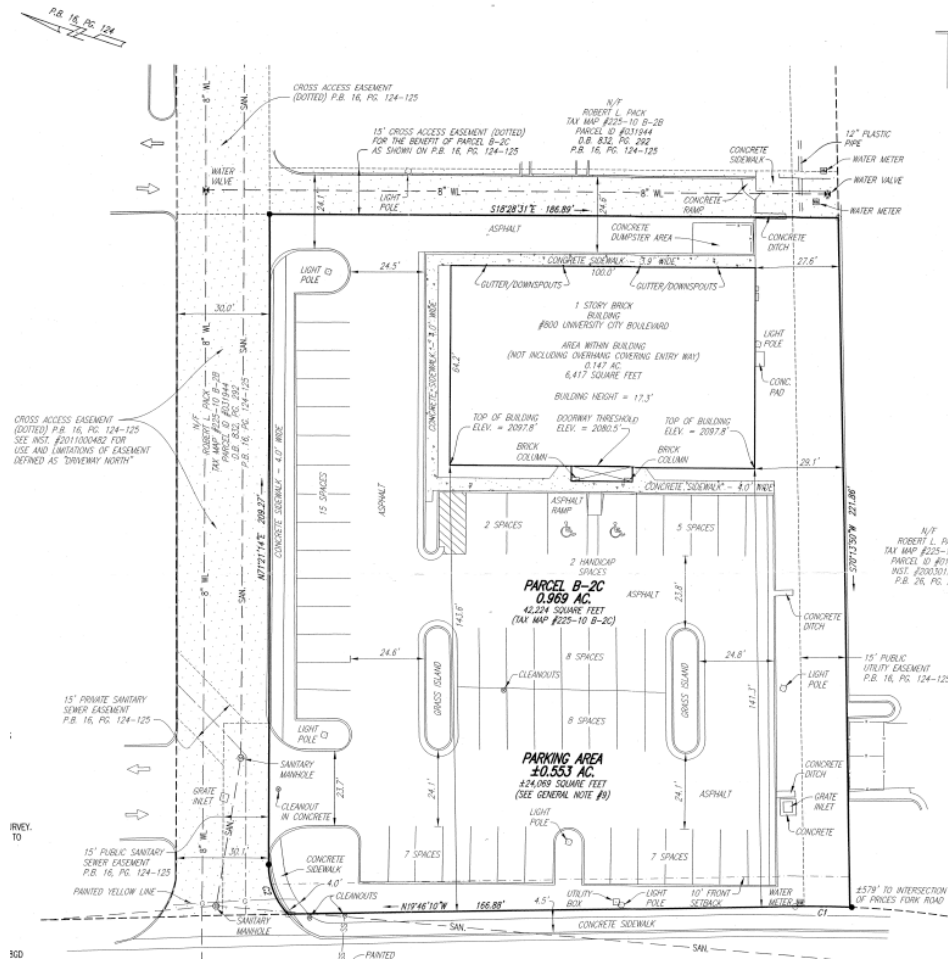
For more information, contact:

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**Property Features**

- 1,400 SF available
- Directly across the street from University Mall and Virginia Tech Mathematics Lab
- Large amount of student pedestrian traffic/30,000 students
- Located on University bus shuttle
- Lease price \$29.50 PSF/NNN

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	15,861	41,697	48,230
No. of Households	4,077	16,734	20,441
Avg. HH Income	\$52,155	\$70,984	\$74,355
Daytime Population	16,251	54,311	66,122

**Join Tenants/Nearby Retailers**



**Traffic Counts**

University City Blvd/Glade Rd	9,183 VPD
University City Blvd/Prices Fork Rd	27,397 VPD

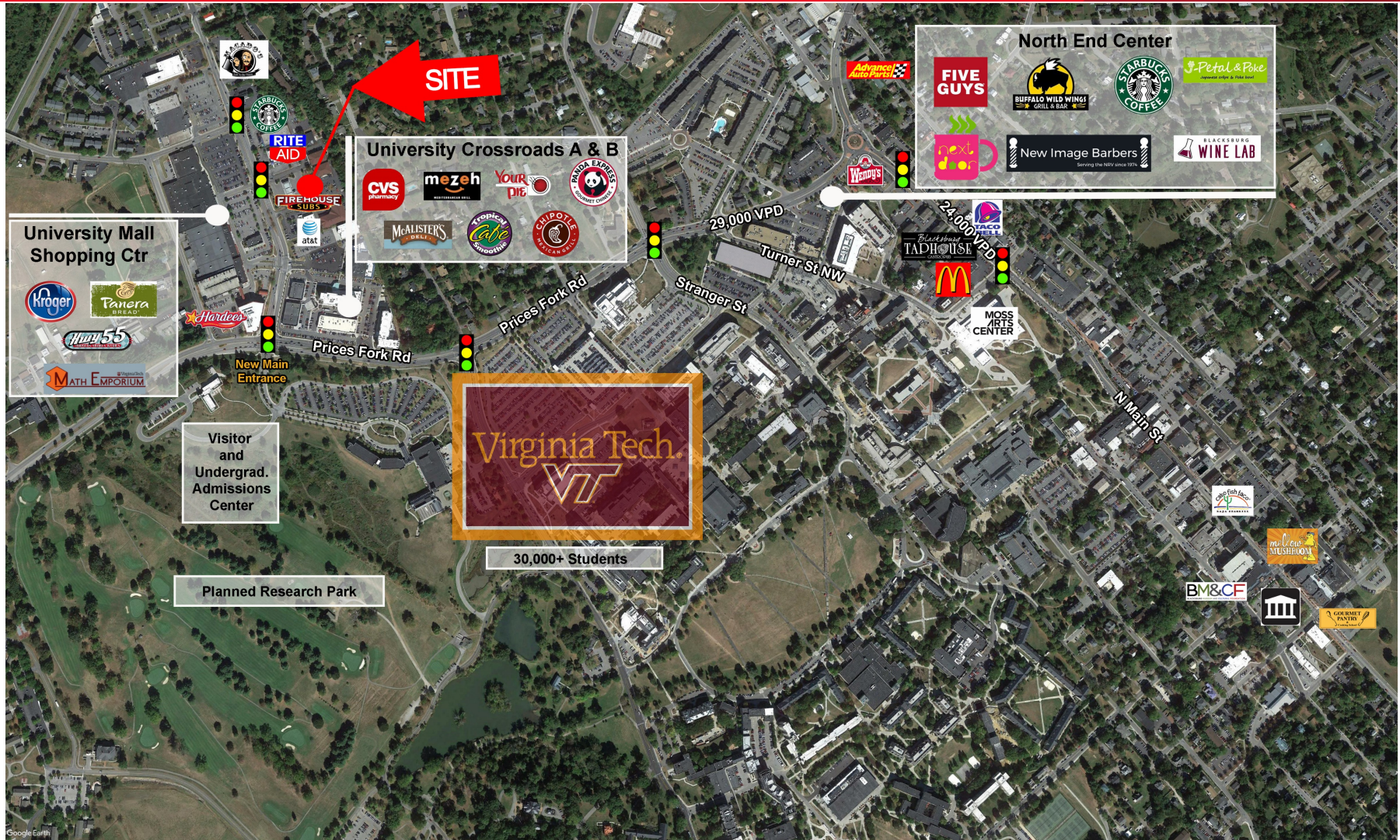
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