

PROPERTY INFORMATION SHEET

Last Updated: 6/17/2011

LEASE SUMMARY:

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| \$ PSF Rate: | 12.00 |
| Gross/N/NN/NNN | |
| Minimum Term: | 5 years |
| Property Location: | Christiansburg VA |

SALE SUMMARY

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| Sale Price: | \$ N/A |
| NOI: | \$ |
| Cap Rate: | |
| Rent Adjustments: | |
| Price/Sq. Foot: | \$ |

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| Rent/Sq. Foot: | \$ 12.00 |
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PROPERTY INFORMATION

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|---------------------------|---|-------------------------------|--|
| Address: | 16 N. Franklin St Christiansburg, VA 24073 | Suite Size(s): | Suite A: 2,440 sq ft B: 2,584 sq ft |
| County: | Montgomery | Rent Commencement: | TBD |
| Building Sq. Feet: | 5,157 | Lease Term: | TBD |
| Year Built: | 1950 | Lease Renewal Options: | TBD |
| Lot Size: | .405 | | |
| Parking: | Approx. 15 spaces | | |

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| Additional Information: | Additional parking available adjacent to property | | |
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BUILDING NOTES

Complete brick exterior. Great visibility with 82 feet road frontage to North Franklin Street in downtown Christiansburg one-half block from town square. Landlord will finish space to suit tenant. Professional interior designer/consultant services included. Convenient access from North Franklin and from Commerce Street.

NEIGHBORHOOD DESCRIPTION

Close to Montgomery County Courthouse and Town Square. Area is primarily commercial with banking, restaurants, shops and numerous professional businesses.

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AREA BACKGROUND INFORMATION

Christiansburg, county seat of Montgomery County, is located in the beautiful Blue Ridge Mountains of Virginia, an area referred to as the New River Valley. It is 35 miles from Roanoke VA; 225 miles west of Richmond VA; 275 miles southwest of Washington DC; and 2 miles south of Blacksburg, which is the home of Va. Tech (www.vt.edu), the state's largest university, with 25,000 students and 5,500 faculty and staff. Christiansburg is also the major trade center for Radford University (www.radford.edu), with over 9,000 students, located 15 miles to the west.

The area is served by major transportation facilities including Interstates 81 and the proposed Interstate 73. Air service is provided by an executive airport in Blacksburg (3 miles), commercial air service in Roanoke (35 miles), and a duty-free international port and freight facility at the New River Airport in Dublin VA (20 miles).

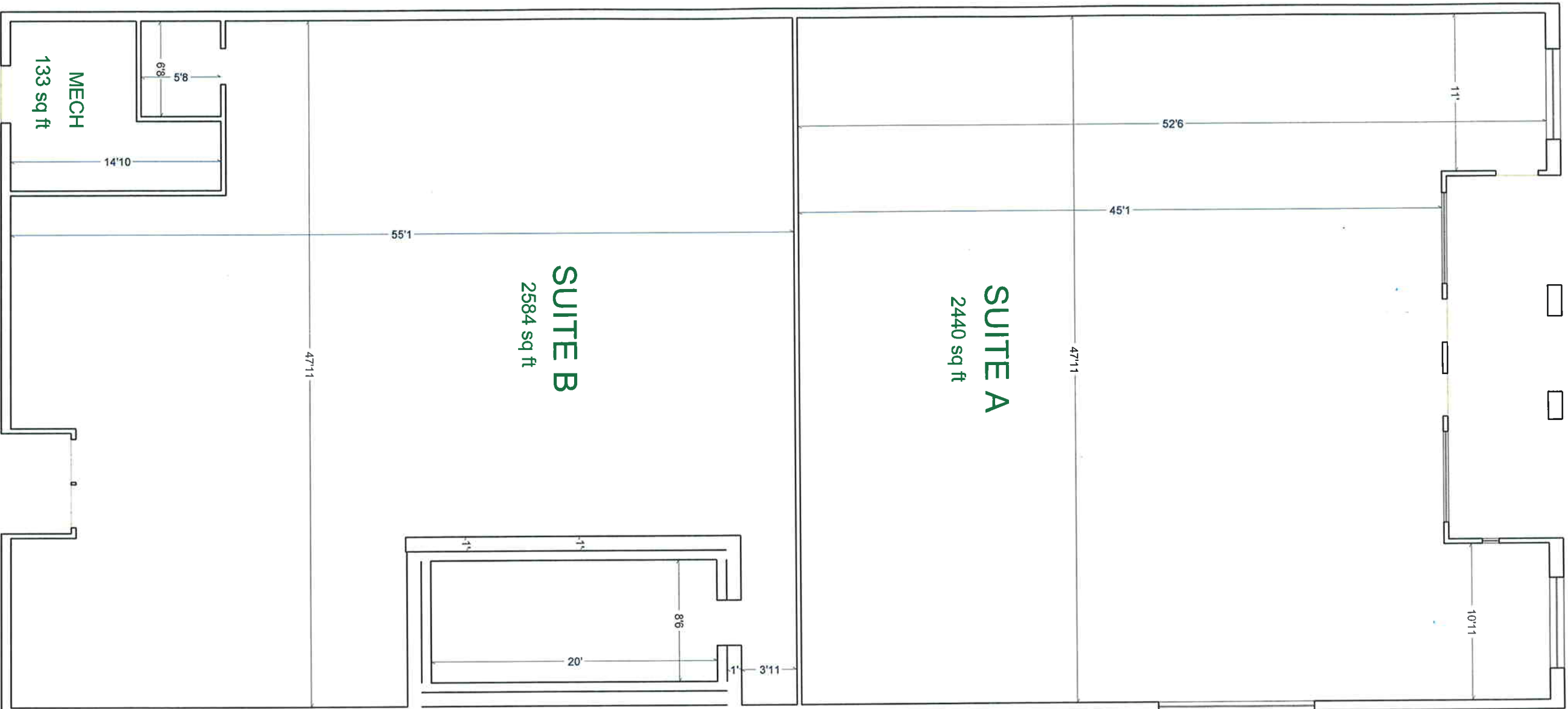
The area's dynamic college-town atmosphere, mild and temperate year round climate, and scenic mountain setting attracts thousands of new residents and scores of new businesses each year. The metropolitan area has a total population in excess of 137,000, with steady growth. The employment base is diverse and vibrant, with a high concentration of research and technology firms. Area employment averages 97%.

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| Population: 137,588 | Median Household Income: \$ 53,225 | Households: 54,710 |
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DUE DILIGENCE INFORMATION

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| CONTACT: | Park Commercial Real Estate, Inc. 104 Southpark Dr Blacksburg VA 24060 | Ron Alcorn 540-552-5533 Opt. 3 540-230-1747 Cell 540-552-3457 Fax ron.alcorn@parkrealty.com |
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**5157 sq ft
TOTAL**