

# TRIANGLE SQUARE

200-202 MARSHALL DRIVE | CHRISTIANSBURG, VA 24073



SHADOW ANCHORED BY Walmart ✨ | RETAILER SUBMARKET PERFORMANCE | NEAR US-460 (40K VPD)

Marcus & Millichap  
THE DOUGHERTY TEAM



MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | REDEVELOPMENT | 1031 EXCHANGE

**LEAD AGENT CONTACT**



**JACOB HASLACH**

ASSOCIATE INVESTMENTS

(215) 531-7078

[jacob.haslach@marcusmillichap.com](mailto:jacob.haslach@marcusmillichap.com)

License No. RS361617 (PA)



**DERRICK DOUGHERTY**

SENIOR MANAGING DIRECTOR INVESTMENTS

(215) 531-7026

[derrick.dougherty@marcusmillichap.com](mailto:derrick.dougherty@marcusmillichap.com)

License No. RS305854 (PA)

**FINANCING CONTACT**



**JARED CASSIDY**

SENIOR DIRECTOR - CAPITAL MARKETS

(202) 536-3739

[jared.cassidy@marcusmillichap.com](mailto:jared.cassidy@marcusmillichap.com)

 Christiansburg High School  
1,060+ Students Enrolled



Top 16%



DOLLAR TREE  
Top 23%

HOBBY LOBBY  
Top 30%

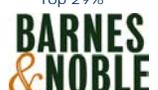
Bojangles

Placer.ai National Rank  
Top 38%

 Rte 460 (28,648 VPD)



SPRADIN FARM CENTER  
Placer.ai Top Performers (Nationwide)

 TARGET	
Top 35%	Top 32%
 TJ-maxx	
Top 30%	Top 29%
	
	



Placer.ai National Rank  
Top 45%

WELLS FARGO

Total Deposits  
\$270,854,000

Walmart 

Placer.ai State Rank  
Top 6%

TRIANGLE SQUARE



Walgreens

N Franklin St (23,300 VPD)



UPTOWN CHRISTIANSBURG MALL

Placer.AI Top Performers (Nationwide)



Top 1%



Top 18%



planet fitness

Top 21%



Top 26%



Top 34%



Top 43%

LewisGale Hospital  
Montgomery  
HCA Virginia Health System



146 Staffed Beds

THE MARKETPLCE

Placer.AI Top Performers (Nationwide)



Top 21%



Top 10%



Top 48%



Top 7%



Middle 50%



Top 19%

NEW RIVER VALLEY CENTER



Placer.ai National Rank

Top 12%

PEPPER'S FERRY PLACE

Placer.AI Top Performers (Nationwide)



Top 20%



Top 35%



Top 36%



Peppers Ferry Rd (18,000 VPD)

TRIANGLE SQUARE



N Franklin St (23,300 VPD)



Placer.ai National Rank

Top 25%



Placer.ai State Rank

Top 6%



**\$2,575,319**  
LIST PRICE



**7.25%**  
CAP RATE



**\$186,711**  
NET OPERATING INCOME

**200 MARSHALL DR, CHRISTIANSBURG, VA**

**PROPERTY SPECIFICATIONS**

Gross Leasable Area (GLA)	14,659 SF	Year Built	2002
Occupancy	100.0%	Parking Spaces	73
Number of Occupied Spaces	Five (5)	Parking Ratio (Spaces/1,000 SF)	4.98
WALT	5.6 Years	Zoning	B3
Lot Size	1.38 Acres	Peppers Ferry Rd	18,000 VPD

# INVESTMENT HIGHLIGHTS

TRIANGLE SQUARE // CHRISTIANSBURG, VA

Marcus & Millichap  
THE DOUGHERTY TEAM

## WALMART SHADOW ANCHORED CENTER

- Adjacent to the top 6% Walmart in the State based on annual visitors.

## RECENT CAPITAL IMPROVEMENTS

- New roof, parking lot, and HVAC systems reduce near-term capital expenditures for next owner.

## MINIMAL LANDLORD RESPONSIBILITIES

- 100% NNN leases with expense recapture, appealing to passive investors.

## STABLE OCCUPANCY

- Fully leased to five tenants with an average WALT of 5.6 years.

## DEPRECIATION BENEFITS

- 100% bonus depreciation available for new investors, enhancing after-tax returns.

## DIVERSE TENANT MIX

- Includes national, regional, and local operators such as Aaron's, Quest Diagnostics, and Verizon rooftop lease.

## SMALL BAY RETAIL DEMAND

- Configurations in high demand, supporting leasing velocity if space becomes available.

## HIGH-TRAFFIC RETAIL CORRIDOR

- Located just off Peppers Ferry Road (18,000 VPD) and near US-460 (40,000 VPD) with strong visibility to local traffic generators.

## SURROUNDING RETAIL STRENGTH

- Walmart (Top 6%), Target (Top 30%), Aldi (Top 10%), and Chick-fil-A (Top 2%) in the state based on Placer.ai annual visitors.

## STRONG SURROUNDING EMPLOYERS

- Within 6 miles are Virginia Tech (40,000 students, 5,000+ employees), Montgomery County Public Schools (1,000+ employees), Moog Inc. (1,000 employees), and Montgomery Regional Hospital (1,000 employees).

## EDUCATIONAL HUB

- Proximity to Virginia Tech and multiple high schools, including Blacksburg High (1,281 students), Christiansburg High (1,063 students), and Auburn High (387 students).



# RENT ROLL

TRIANGLE SQUARE // CHRISTIANSBURG, VA

Marcus & Millichap  
THE DOUGHERTY TEAM

Tenant Name	SF	GLA %	Start Date	End Date	Increase Date	Rent/SF	Monthly Rent	Annual Rent	% Increase	Options	Lease Type
Aarons <i>Furniture Store</i>	8,686 SF	59.3%	Aug-2020	Jul-2030	Current	\$8.80	\$6,370	\$76,437	-	4, 5-Year	NNN
Quest Diagnostics <i>Laboratory Services</i>	1,431 SF	9.8%	Apr-2019	Nov-2029	Current	\$17.67	\$2,107	\$25,279	-	1, 5-Year	NNN
					Dec-2025	\$18.02	\$2,149	\$25,785	2.0%		
					Dec-2026	\$18.38	\$2,192	\$26,300	2.0%		
					Dec-2027	\$18.75	\$2,236	\$26,826	2.0%		
					Dec-2028	\$19.12	\$2,280	\$27,363	2.0%		
Paradise Vape <i>Vape Shop</i>	2,972 SF	20.3%	Aug-2021	Oct-2035	Current	\$19.23	\$4,762	\$57,144	-	2, 10 Year	NNN
					Nov-2026	\$19.61	\$4,857	\$58,287	2.0%		
					Nov-2027	\$20.00	\$4,954	\$59,453	2.0%		
					Nov-2028	\$20.40	\$5,053	\$60,642	2.0%		
					Nov-2029	\$20.81	\$5,155	\$61,855	2.0%		
					Nov-2030	\$21.23	\$5,258	\$63,092	2.0%		
					Nov-2031	\$21.65	\$5,363	\$64,353	2.0%		
					Nov-2032	\$22.09	\$5,470	\$65,640	2.0%		
					Nov-2033	\$22.53	\$5,579	\$66,953	2.0%		
Fur On The Mountain <i>Pet Groomer</i>	1,570 SF	10.7%	Oct-2022	Sep-2028	Current	\$21.97	\$2,874	\$34,493	-	1, 3-Year	NNN
					Oct-2026	\$22.63	\$2,961	\$35,528	3.0%		
					Oct-2027	\$23.31	\$3,049	\$36,594	3.0%		
Verizon Wireless <i>Cell Tower</i>	-	-	Mar-2016	Mar-2026	Current	-	\$652	\$7,829	-	3, 5-Year	Gross
<b>14,659 SF</b>		<b>100%</b>	<b>Annual Base Rent: \$201,181</b>								

\* **Verizon Wireless:** Tenant leases 27 SF of rooftop space. Shows as 0 SF on rent roll since it does not take up leasable area within the building.

\* **Quest - Early Termination:** Tenant may terminate the Lease at any time after 11/1/2027 with 90 days notice and an early termination fee equal to 4 months of the then current rent and CAM

# RENT SCHEDULE & EXPIRATION

TRIANGLE SQUARE // CHRISTIANSBURG, VA

Marcus & Millichap  
THE DOUGHERTY TEAM

DATE OF ANALYSIS: 1/1/2026		2026											
RENT SCHEDULE	January	February	March	April	May	June	July	August	September	October	November	December	Total
Aarons	\$6,370	\$6,370	\$6,370	\$6,370	\$6,370	\$6,370	\$6,370	\$6,370	\$6,370	\$6,370	\$6,370	\$6,370	\$76,437
Quest Diagnostics	\$2,149	\$2,149	\$2,149	\$2,149	\$2,149	\$2,149	\$2,149	\$2,149	\$2,149	\$2,149	\$2,149	\$2,192	\$25,828
Paradise Vape	\$4,762	\$4,762	\$4,762	\$4,762	\$4,762	\$4,762	\$4,762	\$4,762	\$4,762	\$4,762	\$4,762	\$4,762	\$57,334
Fur On The Mountain	\$2,874	\$2,874	\$2,874	\$2,874	\$2,874	\$2,874	\$2,874	\$2,874	\$2,874	\$2,961	\$2,961	\$2,961	\$34,752
Verizon Wireless	\$652	\$652	\$652	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$672	\$8,005
													<b>\$202,355</b>

EXPIRATION SCHEDULE	SF	GLA %	Start Date	2025	2026	2027	2028	2029 & Beyond
Verizon Wireless	-		Mar-2016		<b>2026</b>			
Fur On The Mountain	1,570 SF	10.7%	Oct-2022				<b>2028</b>	
Quest Diagnostics	1,431 SF	9.8%	Apr-2019					<b>2029</b>
Aarons	8,686 SF	59.3%	Aug-2020					<b>2030</b>
Paradise Vape	2,972 SF	20.3%	Aug-2021					<b>2035</b>
<b>14,659 SF</b>		<b>100%</b>						

# OPERATING EXPENSES

TRIANGLE SQUARE // CHRISTIANSBURG, VA

Marcus & Millichap  
THE DOUGHERTY TEAM

	2024	\$/SF	2025	\$/SF	2026	\$/SF	Underwriting	\$/SF	Expense Notes
Real Estate Taxes	\$13,570	\$0.93	\$13,841	\$0.94	\$14,118	\$0.96	\$14,118	\$0.96	Reflective of Sellers 2026 Projections
Insurance	\$3,378	\$0.23	\$3,445	\$0.24	\$3,514	\$0.24	\$3,514	\$0.24	Reflective of Sellers 2026 Projections
<b>Common Area Maintenance</b>									
Building Repairs & Maintenance	\$4,310		\$2,732		\$2,786		\$2,786		Reflective of Sellers 2026 Projections
Lawn Maintenance	\$4,006		\$4,086		\$4,167		\$4,167		Reflective of Sellers 2026 Projections
Stormwater Fees	\$1,038		\$1,058		\$1,080		\$1,080		Reflective of Sellers 2026 Projections
Electricity	\$1,326		\$1,352		\$1,379		\$1,379		Reflective of Sellers 2026 Projections
Water	\$3,540		\$3,610		\$3,683		\$3,683		Reflective of Sellers 2026 Projections
<b>Total CAM</b>	<b>\$14,218</b>	<b>\$0.97</b>	<b>\$12,838</b>	<b>\$0.88</b>	<b>\$13,095</b>	<b>\$0.89</b>	<b>\$13,095</b>	<b>\$0.89</b>	
Management Fee	\$8,550	\$0.58	\$9,033	\$0.62	\$9,369	\$0.64	\$8,094	\$0.55	Underwriting Standard: 4.00% of Base Rent
Non-Reimbursable Expenses	-	-	-	-	-	-	\$2,199	\$0.15	Underwriting Standard: \$0.15/SF
<b>Total Expenses</b>	<b>\$39,716</b>	<b>\$2.71</b>	<b>\$39,158</b>	<b>\$2.67</b>	<b>\$40,096</b>	<b>\$2.74</b>	<b>\$41,020</b>	<b>\$2.80</b>	

\* 2025 and 2026 expense years are based on 2% annual escalations (except for 2025 Building repairs which was reduced since 2024 included one time expenses)

# REIMBURSEMENT RENT

TRIANGLE SQUARE // CHRISTIANSBURG, VA

Marcus & Millichap  
THE DOUGHERTY TEAM

Tenant	SF	PRS	Lease Type	Reimbursements				Total	CAM Estimates
				Taxes	Insurance	CAM	Management Fee		
Aarons	8,686 SF	59.3%	NNN	\$6,341	\$955	\$10,076	-	\$17,372	-
Quest Diagnostics	1,431 SF	9.8%	NNN	\$1,045	\$157	\$1,660	-	\$2,862	-
Paradise Vape	2,972 SF	20.3%	NNN	\$2,170	\$327	\$3,447	-	\$5,944	-
Fur On The Mountain	1,570 SF	10.7%	NNN	-	-	-	-	-	\$6,280
Verizon Wireless	0 SF	0.0%	-	-	-	-	-	-	-
	<b>14,659 SF</b>	<b>100%</b>		<b>\$9,555</b>	<b>\$1,440</b>	<b>\$15,183</b>	<b>-</b>	<b>\$26,178</b>	<b>\$6,280</b>
		<b>Underwritten Expenses:</b>		<b>\$14,118</b>	<b>\$3,514</b>	<b>\$13,095</b>	<b>\$8,094</b>	<b>\$38,821</b>	

- \* **Aarons:** Tenant does not pay management or admin fees
- \* **Quest Diagnostics:** Tenant pays an admin fee equal to 6% of CAM Charges (excl taxes and insurance)
- \* **Fur on the Mountain:** Tenant pays \$4.00/SF in CAM Estimates (High water usage)
- \* **Reconciliations:** Landlord has not historically performed reconciliations



# INCOME & EXPENSES

TRIANGLE SQUARE // CHRISTIANSBURG, VA

Marcus & Millichap  
THE DOUGHERTY TEAM

INCOME		\$/SF
Base Rent <sup>(1)</sup>	\$202,355	\$13.80
<b>Reimbursement Rent</b>		
Real Estate Tax	\$9,555	
Insurance	\$1,440	
CAM	\$15,183	
Management Fee	-	
CAM Estimates	\$6,280	
<b>Total Reimbursement Rent</b>	<b>\$32,458</b>	<b>\$2.21</b>
Potential Gross Income	\$234,813	\$16.02
Vacancy Factor (3.5%)	(\$7,082)	
Effective Gross Income	\$227,731	\$15.54
EXPENSES <sup>(2)</sup>		
Real Estate Taxes	\$14,118	\$0.96
Insurance	\$3,514	\$0.24
<b>Common Area Maintenance</b>		
Building Repairs & Maintenance	\$2,786	
Lawn Maintenance	\$4,167	
Stormwater Fees	\$1,080	
Electricity	\$1,379	
Water	\$3,683	
<b>Total CAM</b>	<b>\$13,095</b>	<b>\$0.89</b>
Management Fee (4.0%)	\$8,094	\$0.55
Non-Reimbursibles (\$0.15)	\$2,199	\$0.15
Total Expenses	\$41,020	\$2.80
<b>Net Operating Income</b>	<b>\$186,711</b>	

## UNDERWRITING NOTES:

(1) Base Rent: Reflective of 2026 rental schedule

(2) Reimbursements: Reflective of actual 2024 reimbursements

(3) Expenses: Reflective of Seller's 2026 projections (2024 expenses with 2% annual increases)



## FINANCING INFORMATION:

### CONTACT:

**JARED CASSIDY**

SENIOR DIRECTOR

(202) 536-3739

jared.cassidy@marcusmillichap.com

### LOAN TERMS:

Term	5 Years
Amortization	25 Years
Interest Rate	6.25%
LTV	75%



## PRIME RETAIL CORRIDOR WITH STRONG NATIONAL TENANT PRESENCE

Walmart (Top 6%), Target (Top 30%), Aldi (Top 10%), and Chick-fil-A (Top 2%) in the state (Placer.ai)



# TENANT OVERVIEWS

TRIANGLE SQUARE // CHRISTIANSBURG, VA

Marcus & Millichap  
THE DOUGHERTY TEAM

Tenant Name	Description	# of Locations	Credit Rating
 <b>Aaron's</b>	Lease-to-own retailer of furniture, electronics, appliances, and computers. Operates company-owned and franchised stores across the U.S. and Canada.	1,210	Private
 <b>Quest Diagnostics™</b>	Large clinical laboratory operator providing diagnostic testing services across the U.S., Puerto Rico, Mexico, Brazil, and globally. Serves ~1 in 3 U.S. adults annually.	2,000	S&P: BBB+
<b>TOBACCO &amp; VAPE</b>	Vape/smoke shop offering products like vapes, CBD, hookahs, etc., with multiple locations in the NC and VA area.	4	Private
 <b>FUR ON THE MOUNTAIN</b> PROFESSIONAL GROOMING SERVICE & DIY WASH STATIONS	Locally-owned pet grooming salon in Christiansburg, VA, offering professional grooming, DIY self-wash stations, walk-in services, and eco-friendly products.	1	Private





# Aaron's®

**Aaron's, Inc.** is a leading provider of lease-to-own furniture, consumer electronics, home appliances, and accessories, serving millions of customers across the United States. Founded in 1955 and headquartered in Atlanta, Georgia, Aaron's operates through both company-owned and franchised stores nationwide, making household essentials accessible through affordable payment plans.

## KEY TENANT HIGHLIGHTS:

**Essential Consumer Service:** Aaron's meets the needs of value-conscious customers by providing flexible lease-to-own options for everyday household items, ensuring steady demand across economic cycles.

**Established Brand Presence:** With nearly 70 years in business and a strong nationwide footprint, Aaron's is a trusted name in the rent-to-own industry.

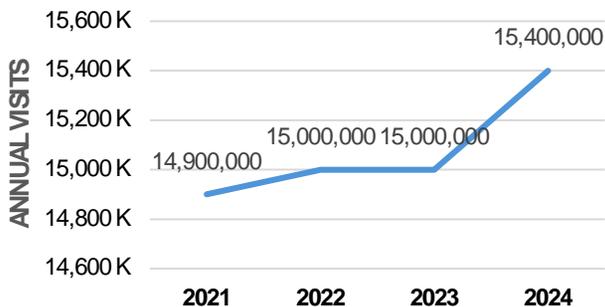
**Resilient Business Model:** The company thrives in diverse economic environments by catering to customers seeking budget-friendly, flexible alternatives to traditional retail purchases.

**Nationwide Reach:** Aaron's expansive store network and growing online platform allow it to serve a wide customer base, reinforcing its stability and long-term growth prospects.

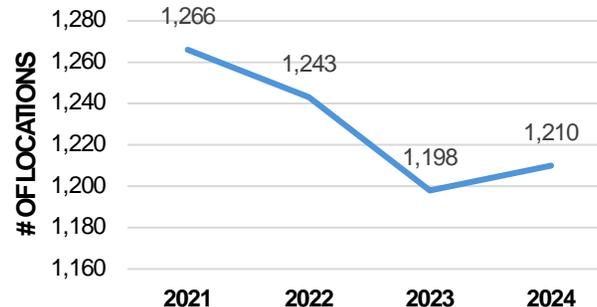
## COMPANY OVERVIEW

Parent Company	IQVentures Holdings, LLC
Number of Locations	1,250
Company Type	Private
Revenue 2024	\$2.06 B
Founded	1955
Headquarters	Atlanta, GA

## AVERAGE VISITS PER STORE



## STORE LOCATIONS



## AVERAGE ANNUAL SALES PER STORE





**Quest Diagnostics Incorporated** is the world's leading provider of diagnostic information services, empowering patients, physicians, and healthcare organizations to make informed healthcare decisions. Founded in 1967 and headquartered in Secaucus, New Jersey, Quest operates a vast network of laboratories and patient service centers across the United States, delivering critical diagnostic insights to improve health outcomes.

**KEY TENANT HIGHLIGHTS:**

**Essential Healthcare Service:** Quest provides vital diagnostic testing that underpins nearly 70% of healthcare decisions, ensuring consistent demand and mission-critical relevance.

**Established Market Leader:** With 50+ years of experience, Quest is the nation's largest independent diagnostic testing provider.

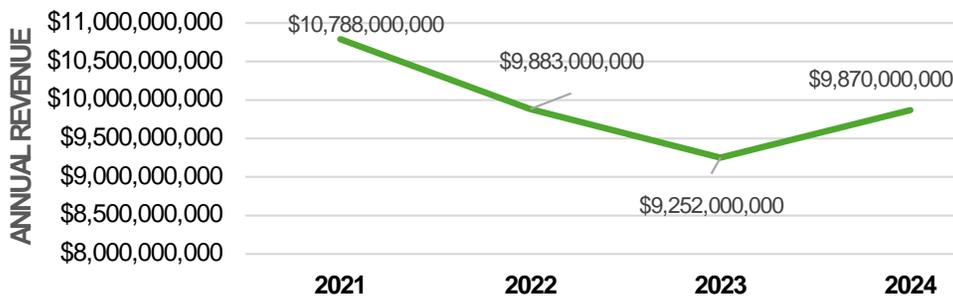
**Resilient Business Model:** Quest's diversified portfolio of routine, advanced, and esoteric testing services supports steady performance across economic and healthcare cycles.

**Nationwide Reach:** With thousands of service centers and strong healthcare partnerships, Quest ensures broad accessibility and a vital role in the healthcare system.

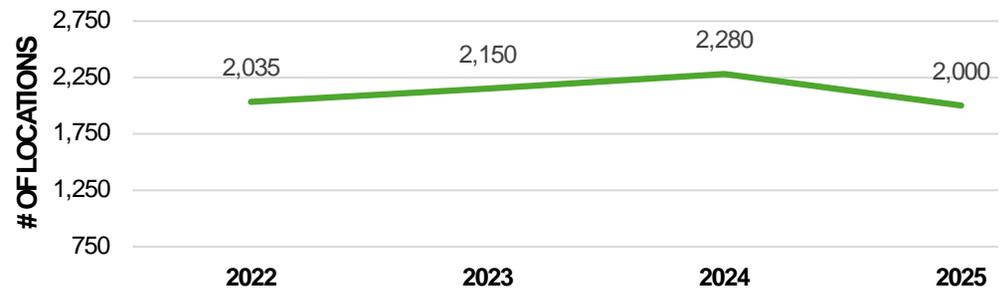
**COMPANY OVERVIEW**

Parent Company	Quest Diagnostics Incorporated
Number of Locations	2,250
Credit Rating	BBB+ (S&P)
Stock Symbol	DGX (NYSE)
Revenue 2024	\$9.87 B
Founded	1967
Headquarters	Secaucus, NJ

**COMPANY REVENUE**



**STORE LOCATIONS**





Commercial + Residential Development  
Providing Housing for 500 Families



UPTOWN CHRISTIANBURG MALL  
Placer.AI Top Performers (Nationwide)

 Top 1%	 Top 18%	 Top 21%
 GOURMET BURGERS AND BEERS Top 26%	 Top 34%	 ITALIAN CUISINE Top 43%

The Adams at Peppers Ferry  
168 Units (1,2,3 Beds)



Peppers Ferry Rd (18,000 VPD)



Walgreens



6 Miles Away | 37,000 Students

LewisGale Hospital  
Montgomery  
HCA Virginia Health System



146 Staffed Beds

N Franklin St (23,300 VPD)

Rte. 460 (28,648 VPD)

NEW RIVER VALLEY CENTER

Panera BREAD, BEST BUY, OLD NAVY, PET SMART, ROSS DRESS FOR LESS, five BELOW

THE MARKETPLCE

Placer.ai Top Performers (Nationwide)

MISSION BBQ (Top 21%), Starbucks (Top 10%), CHIPOTE (Top 48%), HARBOR FREIGHT (Top 7%), EARTH FARE (Middle 50%), FirstWatch (Top 19%)

UPTOWN CHRISTIANSBURG MALL

Placer.ai Top Performers (Nationwide)

Chick-fil-A (Top 1%), belk (Top 18%), planet fitness (Top 21%), Red Robin (Top 26%), ULTA BEAUTY (Top 34%), Olive Garden (Top 43%)

LOWE'S

Placer.ai National Rank  
Top 32%

TRIANGLE SQUARE

CLIFTON TOWN CENTER

Commercial + Residential Development  
Providing Housing for 500 Families



ALDI (Top 16%), DOLLAR TREE (Top 23%), HOBBY LOBBY (Top 30%)

Walmart

Placer.ai State Rank  
Top 6%

SPRADIN FARM CENTER

Placer.ai Top Performers (Nationwide)

TARGET (Top 35%), SEVEN 7 BREW (Top 32%), T.J. MAXX (Top 30%), Michaels (Top 29%), THE HOME DEPOT, PETCO, BARNES & NOBLE

# KEY ECONOMIC DRIVERS

TRIANGLE SQUARE // CHRISTIANSBURG, VA

Marcus & Millichap  
THE DOUGHERTY TEAM



## Virginia Tech (6 Miles Away)

Virginia Tech, is a public research university in Blacksburg, Virginia, founded in 1872. Known for top programs in engineering, architecture, business, agriculture, and science, it serves over 37,000 students with a focus on innovation, hands-on learning, and community service. The Hokies compete in the ACC and foster a spirited campus life.



## Radford University (10 Miles Away)

Radford University, founded in 1910, is a public university in Radford, Virginia, enrolling about 7,700 students. Known for its strong programs in business, education, health sciences, and the arts, it offers a personalized, hands-on learning experience in a close-knit community. Its scenic campus along the New River fosters research, service, and an engaged student life.



## LewisGale Hospital Montgomery (3 Miles Away)

LewisGale Hospital Montgomery, a 146-bed acute care facility in Blacksburg serving the New River Valley since 1971, offers emergency, surgical, orthopedic, cardiac, and women's health services. Recent upgrades include a \$15.9M surgical expansion, a new Cardiac Catheterization Lab, and a \$14M freestanding ER in Christiansburg, enhancing access and patient care.



## Radford Army Ammunition Plant (7 Miles Away)

Radford Army Ammunition Plant, near Radford, Virginia, is a vital U.S. Army facility producing propellants and explosives since 1940. With about 1,300 employees, it supports national defense through advanced manufacturing and strict safety standards, while also serving as a major regional employer that contributes significantly to the local economy and military readiness.

# DEMOGRAPHICS

TRIANGLE SQUARE // CHRISTIANBURG, VA

POPULATION	1-MILE	3-MILE	5-MILES
2023 Population	4,311	23,056	49,300
2028 Population Est.	4,286	22,799	48,799

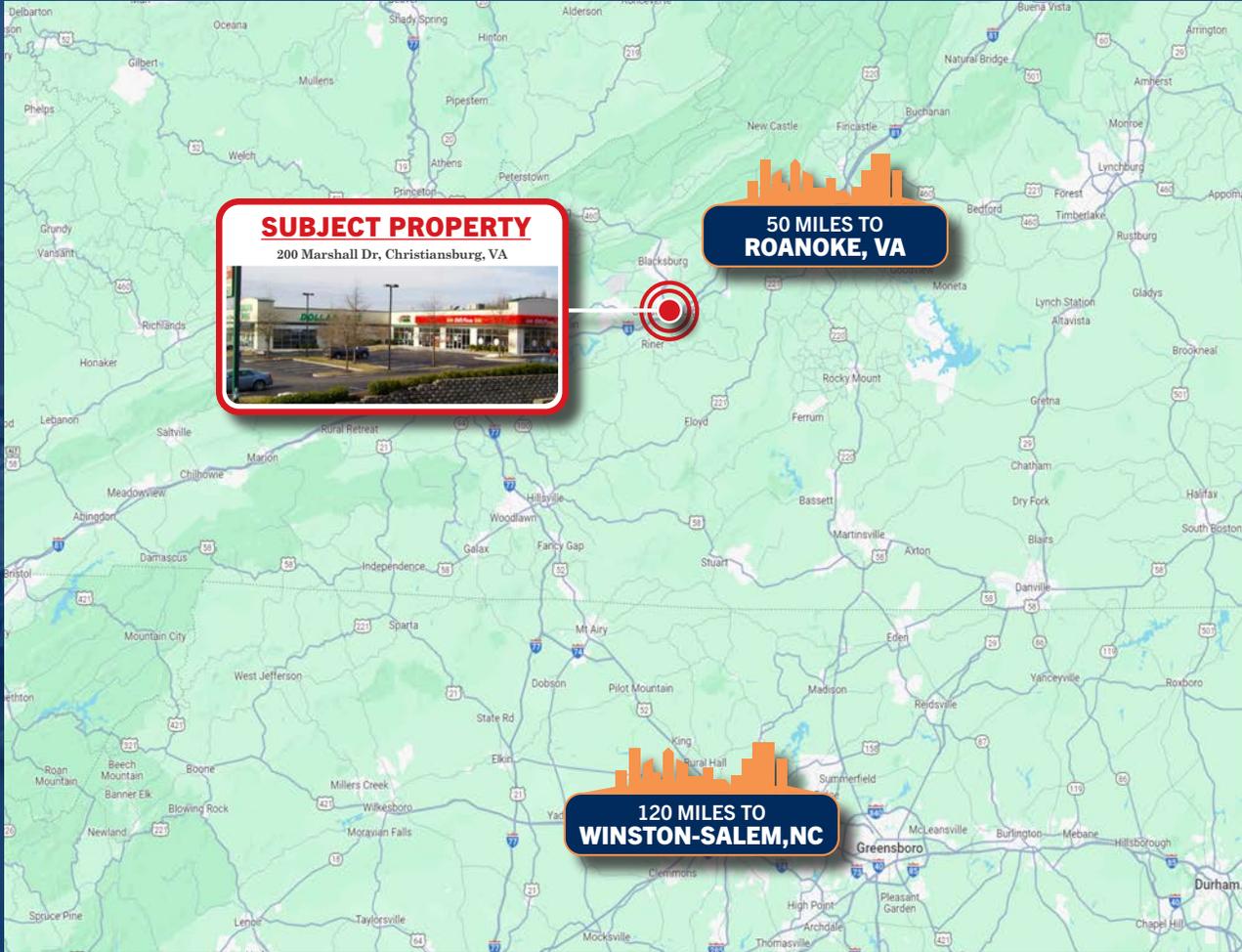
HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2023 Households	1,839	10,040	21,459
2028 Household Est.	1,829	9,931	21,236

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2023 Average HH Income	\$92,367	\$76,951	\$76,044
2023 Median HH Income	\$84,500	\$62,449	\$58,959

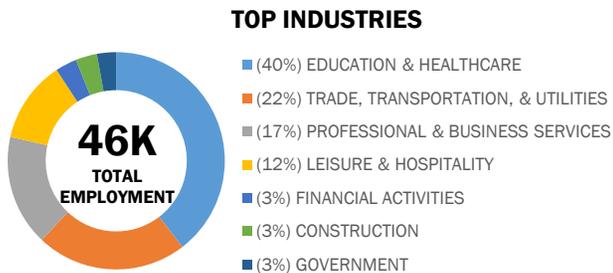
  

EMPLOYMENT	1-MILE	3-MILE	5-MILES
Businesses	441	1,985	3,562

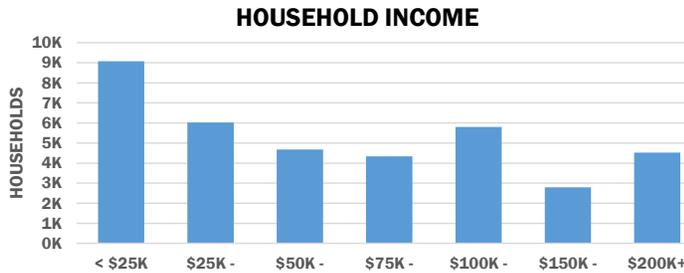


# MARKET PERFORMANCE

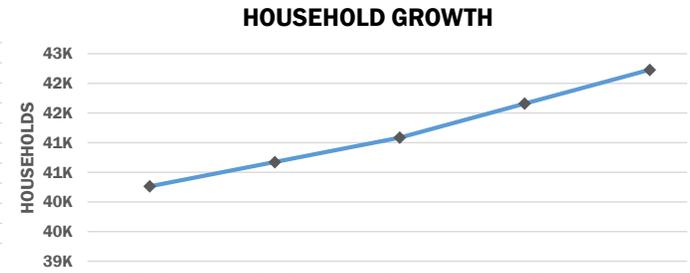
CHRISTIANBURG, VA // MONTGOMERY COUNTY



Source: ACS 2021



Source: ACS 2021



Source: ACS

# MONTGOMERY COUNTY

## Academic Excellence:

Home to Virginia Tech, Montgomery County is a vibrant center for education and research, fostering innovation in advanced manufacturing, IT, and biosciences, and supporting a skilled, dynamic workforce.



## Robust Job Market

Beyond Virginia Tech, Montgomery County's diverse economy—anchored by manufacturing, healthcare, and tech—offers a stable job market and strong career opportunities.



## Rich Cultural Scene

Virginia Tech brings vibrant cultural events, arts, and festivals to the community—from Hokie sports to local markets and celebrations, there's always something to enjoy.



## Employment:

EMPLOYER	EMPLOYEES
Virginia Tech	5,000
Montgomery County Schools	1,000
Moog Inc	1,000
Montgomery Regional Hospitals	1,000



## Transportation:

ROADWAY	TRAFFIC COUNTS (VPD)
I-81	70,000
US-460	40,000
US-11	20,000
Route-114	20,000



## Education:

SCHOOL	STUDENTS
Virginia Polytechnic Institute	40,000
Blacksburg High School	1,281
Christiansburg High School	1,063
Auburn High School	387





EXCLUSIVE OFFERING

# INVESTMENT SALES ADVISORS

LEAD AGENT



**Jacob Haslach**  
Associate Investments

(215) 531-7078  
jacob.haslach@marcusmillichap.com



**Derrick Dougherty**  
Senior Managing Director Investments

(215) 531-7026  
derrick.dougherty@marcusmillichap.com



**Mark Krantz**  
Senior Director Investments

(215) 531-7056  
mark.krantz@marcusmillichap.com



**Scott Woodard**  
Senior Director Investments

(215) 531-7058  
scott.woodard@marcusmillichap.com



**Nick Geaneotes**  
Associate Director Investments

(215) 531-7071  
nick.geaneotes@marcusmillichap.com



**Colin Reder**  
Associate Director Investments

(215) 531-7057  
colin.reder@marcusmillichap.com

# NON-ENDORSEMENT AND DISCLAIMER NOTICE

## NON-ENDORSEMENTS

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

## DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024. All rights reserved. License: RB062197C | Activity ID:

## BROKER OF RECORD

**Brian Hosey**

**7200 Wisconsin Ave., Suite 1101  
Bethesda, MD 20814**

**P: (202) 536-3700  
Lic #: 0225247494**



# TRIANGLE SQUARE

200-202 MARSHALL DRIVE | CHRISTIANSBURG, VA 24073



SHADOW ANCHORED BY Walmart ✨ | RETAILER SUBMARKET PERFORMANCE | NEAR US-460 (40K VPD)

Marcus & Millichap  
THE DOUGHERTY TEAM