



Hall Associates

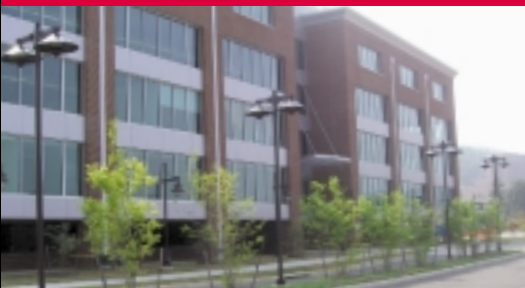
Commercial Real Estate Services
Since 1975

COMMERCIAL PROPERTY CATALOG

Commercial properties for sale or lease

FALL 2007

For Lease



Riverside Center

ROANOKE

For Sale



Bank of America

LYNCHBURG

Facilities Management



Virginia Tech Foundation Gateway Center

**NEW RIVER
VALLEY**

www.hall-realtor.com

Roanoke, VA - (540) 982-0011

Lynchburg, VA - (434) 237-3384

Trust the professionals at Hall Associates to provide you and your business with reliable real estate sales, services and consulting. Our numbers are a testimony to the **trust** our clients have in us.

8.2 million square feet leased and managed properties

135 markets in 9 states with completed real estate transactions

40 real estate agents and over 100 employees serving our customers



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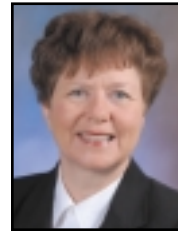
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Not Pictured: **Joey Carter**, Sales Associate
Miriam Boyd, Associate Broker

Individual memberships



The Counselors
of Real Estate



Certified Commercial
Investment Member



Society of Office and
Industrial Realtors



Certified
Property Manager



Appraisal
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The Royal Institution
of Chartered Surveyors



International Council
of Shopping Centers



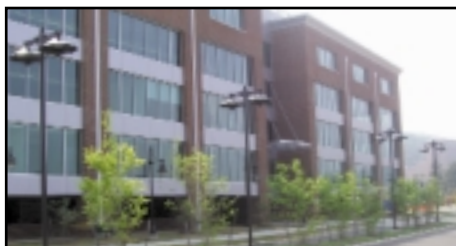
1. Roanoke, VA - Bank of America - Lease and managed property in Downtown Roanoke. 3,757 and 3,771 SF of professional office spaces available for lease on the top 2 floors. Excellent space and excellent location. Lynn Hall or Ed Hall **540.982.0011**



2. Roanoke, VA - Warehouse Row Business Center - Office spaces available for lease in prime downtown location. Some parking included. Stuart Meredith or Ed Hall **540.982.0011**



3. Roanoke, VA - Carilion Administrative Services Building - Excellent office building in prime downtown location. Full service spaces for lease. Ed Hall **540.982.0011**



4. Roanoke, VA - Riverside Center - New unique office space for lease in the South Jefferson Redevelopment area. Full service. On-site parking included. Ed Hall or Stuart Meredith **540.982.0011**



5. Downtown Roanoke, VA - Coulter Building - Classic brick exterior in central downtown area. Spaces available for lease. Chris Nelson **540.857.5861**



6. Roanoke, VA - Brandon Office Park - Prime Southwest City Location. Suites starting at 600 SF. \$12.00 PSF, utilities included. Henry Scholz **540.353.0100**



7. Roanoke, VA - Tanglewood Executive Park - Office space for lease located at 5372 Fallowater Lane in Southwest County near Tanglewood Mall and Route 220. Stuart Meredith or Ed Hall **540.982.0011**



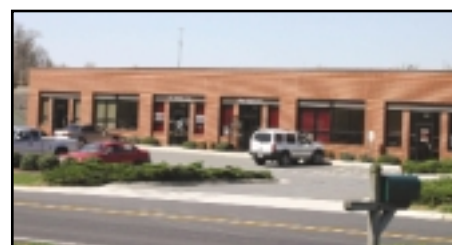
8. Downtown Roanoke, VA - Center in the Square - 210,000 SF regional cultural center in downtown Roanoke. Tommy Hendrix **540.982.0011**



9. Blacksburg, VA - University Gateway Center - 80,000 SF office and retail building. Tommy Hendrix **540.982.0011**



10. Roanoke, VA - Executive Office Park - Northwest County office space located on Peters Creek Road, just off I-581 near the airport. Spaces available for lease. Stuart Meredith or Ed Hall **540.982.0011**



11. Forest, VA - 300 Gristmill Drive - Office/flex space. 1740 SF to 5400 SF available for lease. Located at Graves Mill Center. Norman Moon or Chris Gentry **434.237.3384**



12. Fort Chiswell, VA - Fort Chiswell Outlets - Spaces for lease. Tenants include Polo, Reebok, Van Heusen and other national retailers. Located at I-81 and I-77 interchange. Roger Elkin, Tommy Hendrix, Stuart Meredith **540.982.0011**



13. Roanoke, VA - Airport Commerce Center - Office/warehouse space for lease located near Roanoke airport.
Ed Hall or Stuart Meredith 540.982.0011



14. Rustburg, VA - 1,200 SF of retail space available. Food Lion anchored shopping center.
Norman Moon or Chris Gentry 434.237.3384



15. Roanoke, VA - Green Ridge Center - Northwest City retail/office center located on Peters Creek Road.
Chris Nelson 540.857.5861



16. Forest, VA - Graves Mill Center - Food Lion and Dollar General anchored center. 1,200 SF and 1,800 SF spaces available for lease. Rear out parcels available for sale or build to suit.
Norman Moon 434.255.2302



17. Roanoke, VA - Huntsman Office Park - Office park located on Williamson Road near Hollins. Single office spaces available with bath and closet. Utilities included.
Lynn Hall 540.857.5847



18. South Hill, VA - Park Hill Plaza - 97,000 SF retail center with spaces for lease.
Stuart Meredith or Ed Hall 540.982.0011



19. Roanoke, VA - Orange Plaza - Prime retail location at the corner of Gus Nicks Blvd and Orange Avenue.
Lynn Hall 540.857.5856



20. Emporia, VA - Southside Square - 52,000 SF retail center. Spaces available for lease.
Stuart Meredith or Tommy Hendrix 540.982.0011



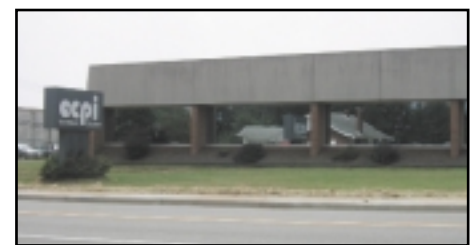
21. Moneta, VA - Westlake Shopping Center - 53,000 SF retail center. Food Lion anchored. Spaces available for lease.
Stuart Meredith or Tommy Hendrix 540.982.0011



22. Roanoke, VA - Parkside Plaza - Retail/office spaces for lease in southeast Roanoke. Located on Route 24.
Stuart Meredith or Chris Nelson 540.982.0011



23. Blackstone, VA - Blackstone Shopping Center - 65,000 SF retail center, Food Lion anchored. Spaces available for rent.
Stuart Meredith or Tommy Hendrix 540.982.0011



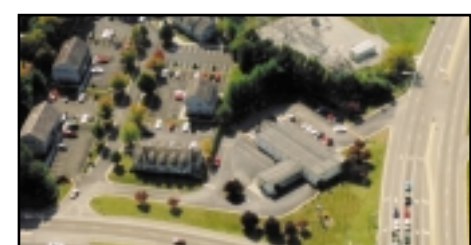
24. Roanoke, VA - ECPI College of Technology - 23,000 SF technology, business and health science school.
Tommy Hendrix 540.982.0011



25. Salem, VA - OneBeacon - 33,200 SF office building fully leased.
Tommy Hendrix 540.982.0011



26. Roanoke, VA - Northpark Business Center - Office space located in northwest County on Peters Creek Road near Williamson Road. Spaces available for lease.
Ed Hall or Stuart Meredith 540.982.0011



27. Roanoke, VA - Cave Spring Professional Center - Located in southwest County on Rt 419. Various size suites available in colonial campus style setting. 4 buildings available for lease, suites from 480 to 1200 SF.
Jim Hodges 540.982.0011

Roanoke Office Listings



28. For Lease - Office suites in Old Southwest. 1st floor suite 160 @ 275/mo, 2nd floor suite 600 @ 600/mo. Convenient location. Common conference room and free high speed internet.
Tommy Hendrix or Jay Lewis 540.982.0011



29. For Lease - Office Showroom in Salem. 2000-2500 SF. Great location and visibility.
Chris Nelson or Stuart Meredith 540.982.0011



30. For Sale - Troutville, VA. Mechanics, this is for you! Two garages 30x40 8' ceilings - 30x30 work garage 10' ceilings single door, Coleman Cabinets, interlocking Flex-tile covered floor, 80 gallon industrial air compressor, heat & AC in garage. Currently leased as a film studio 1-2 days a month. Annual income \$12,000 +/- . House or Business office 3BR-1BA on 1.93 acres. Public water and a well, septic, sewer and natural gas available. Don't let this one get away! Bring offer!
Judy Wagner 540.381.8755



32. For Lease - Office park located on Williamson Road near Hollins. Single office spaces available with bath and closets. Utilities included.
Lynn Hall 540.982.0011

33. For Lease - 2,100 SF 1st floor office suite. Church Avenue, Downtown Roanoke. Centrally located between the courthouse and Market Street.
Tommy Hendrix or Jay Lewis 540.982.0011

31. For Sale - Cave Spring Professional Center - Southwest County on Electric Road (419) Williamsburg style. 4 office buildings total of 24,900 SF.
Jim Hodges 540.982.0011



34. For Lease - Warehouse Row in Downtown Roanoke - Excellent lease rate with some parking included.
Stuart Meredith or Ed Hall 540.982.0011

35. For Sale - Building Sites for Sale - Windsor Hills Office Park on VA 419 in SW Roanoke County. Site A - SOLD, Sites B & C - can accommodate up to 10,800 SF building, Site D - can accommodate up to 6,400 SF building.
Barry Smith or Chris Nelson 540.982.0011



36. For Lease - Approximately 1000 SF Office Suite in Old Southwest Roanoke. Off-street parking.
Barry Smith or Jay Lewis 540.982.0011



37. For Sale - 3895 Old Franklin Turnpike. 6400 SF building on 4.1 acre site. Zoned Commercial. Located on Route 40 outside of Rocky Mount.
Chris Nelson 540.982.0011



38. For Lease - 600 SF near Cave Spring Corner. One story free-standing building. Lots of parking. Perfect for tenant looking for that first office space.
Tom Turner 540.857.5858



39. For Sublease - Approximately 3469 SF of Class A office space. Ground level office in attractive free-standing building. Convenient to I-581 and downtown Roanoke. Available immediately.
Tom Turner 540.857.5858



40. For Sale or Lease - Salem, VA - 2,400 SF office space. Can be sold as one or leased as one or two 1,200 SF spaces.
Stuart Meredith 540.982.0011



41. For Lease - Approximately 32,000 SF of moderately priced office/flex space. Some industrial space is also available. Owner will subdivide. Ideal for R&D, Tech & Startups.
Tom Turner 540.857.5858



42. For Lease - Ideal satellite office in booming Botetourt County. 600 SF and 300 SF first floor spaces. Utilities included. Off-street parking provided. Close to Route 220.
Tom Turner 540.857.5858



43. For Lease - Up to 8000 SF available. Flexible office combinations from very small to large space. Landlord provides utilities. Located near Route 419. Ready for occupancy.
Tom Turner 540.857.5858



44. For Lease - 202 Market St. - Great professional office space located above 202 Market St. restaurant in the Historic Downtown Market area. Approximately 6000+ SF of space for single or multi-tenant use. Numerous offices already in place but could be redesigned. Brick outer walls with hardwood floors throughout.
Lynn Hall 540.982.0011



45. For Lease - Exceptional .7 acre lot and 1,152 SF modern office building. Suitable for auto sales, leasing or other commercial uses needing outside exposure.
Tom Turner 540.857.5858



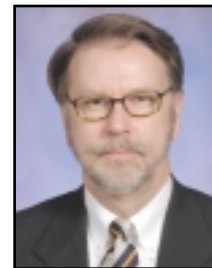
46. For Sale or Lease - 4330 Brambleton Ave - 7,406 SF office building on .66 acre site with an additional .63 acre lot. Building has generator for back up power.
Chris Nelson or Stuart Meredith 540.982.0011



47. For Lease

Now Leasing Unique New Office Setting - Less than one mile from historic Downtown Roanoke (historic market, shopping, dining and arts district), with free on-site parking. Located near upscale residential area with easy access to I-581. The 27-acre campus-style setting with leading medical center adjacent to the campus along the Roanoke River Greenway, makes this an ideal location for most any business.

Ed Hall or Stuart Meredith 540.982.0011



Thomas S. Turner
 CCIM, SIOR

- ▶ 2006 Associate of the Year for Sales and Leasing Achievement
- ▶ Serving the Commercial Real Estate Community for 25 years
- ▶ Past President, Virginia Chapter, Society of Industrial and Office Realtors
- ▶ Sales & Leasing, Tenant Representation, Site Selection, Investment and Exchange Transactions
- ▶ Call 857-5858 for an appointment

Lynchburg Office Listings



48. For Lease - 1100 sq ft medical office space in recently renovated medical building across from Lynchburg General hospital.
George Lupton 434.237.3384



49. For Lease - Single or multiple offices and shared 1,500 SF meeting room, kitchen, conference room and more. Offices start at 8'x10' to 620 SF. Great for users who need meeting space.
Amos Peverill 434.237.3384



50. For Lease - 103 Annjo Court, Forest - 3050 SF Office Space. Ideal floor plan for medical use. Excellent visibility from US 221.
Chris Gentry or Norman Moon 434.237.3384



51. For Lease - Executive office suites available for lease. Sizes from 10x12 up to 16x18. State of the art phone, printing, conference and technology amenities.
Chris Gentry or Norman Moon 434.237.3384



52. For Lease - 1,374 SF ready to be finished to suit tenant. Panoramic views. Corner location in Wyndhurst.
Chris Gentry or Norman Moon 434.237.3384



53. For Lease - 2,500 SF of ground level office space in Wyndhurst. Employee and customer parking, wired for computer network and internet access. Great Enterprise Drive location!
Amos Peverill 434.237.3384



54. For Sale - 6,250 SF office building on signalized corner. Excellent visibility and access on Timberlake Road. Adjacent lot available for development or expansion.
Norman Moon or Chris Gentry 434.237.3384



55. For Sale - 2091 Langhorne Road - Approximately 3,500 SF medical space for lease - terrace level. Near hospital.
Norman Moon or Chris Gentry 434.237.3384



56. For Sale - 2015 Tate Springs Road - Approximately 3,500 SF medical space for lease - terrace level. Near hospital.
Norman Moon or Chris Gentry 434.237.3384



57. For Lease - Approximately 2,600 SF office space ready to finish to suit tenant. Located on high traffic corner. Other professional uses in building.
Chris Gentry 434.237.3384



58. For Lease - 916 Main Street - Up to 2,200 SF available in convenient downtown location. Adjacent to parking deck.
Norman Moon or Chris Gentry 434.237.3384



59. For Sale or Lease - New construction. Upper and main level units from 1,523 SF up to 3,046 SF. Corner unit available. Upper level of one building finished as 1,600 SF BR apartment.
Chris Gentry or Norman Moon 434.237.3384



60. For Sale or Lease - Two 1,200 SF units available. Newly renovated buildings. Lease rate \$9.00/SF. Sale price starting at \$82,500.
Chris Gentry 434.237.3384



61. For Sale or Lease - Innovative computer building - up to 4,600 SF available for lease. 2,500 SF finished space and 3,100 SF unfinished. \$12.00/SF.
George Lupton 434.237.3384



62. For Sale or Lease - 4,500 SF former medical office, Sheffield Drive across from K-mart. Zoning also allows retail use.
Norman Moon or Chris Gentry 434.237.3384



63. For Sale - 5,600 SF office building on 0.6 acre lot. Convenient to Timberlake Road in Campbell Co. Divided into 3 suites. Perfect for owner-occupant or investor. Good rental history. \$485,000.
Chris Gentry 434.237.3384



64. For Sale - 517 Leesville Road - Multi-tenant building. 350 SF and 600 SF spaces available. Below market rates for lease.
George Lupton 434.237.3384



65. For Lease - Lynchburg National Bank Building - Prestigious, historic building renovated to first class office space. 26,085 SF available. State of the art integrated work area. 8 executive offices with views of downtown. Possible subdivisions, but ideal for single tenant. Information packages available.
Amos Peverill 434.455.2304



66. Under Contract - Historic office building containing 3,484 SF. Fully renovated with off-street parking. \$229,000.
George Lupton or Norman Moon 434.237.3384



67. For Lease - 1106 Commerce Street - 6,000 sq ft, totally renovated building, on site parking, central downtown location.
George Lupton or Norman Moon 434.237.3384

New River Valley & Surrounding Areas - Office Listings



68. For Lease - Blacksburg's Professional Park. 1,200 SF office suite. Great South Main Street location. Quick move in.
Don Moore 540.381.9000
Roger Elkin or Barry Smith 540.982.0011



69. For Lease - 800 to 10,000 SF office/warehouse building in Lexington between Downtown and I-64. Covered drop-off and elevator.
Stuart Meredith or Tommy Hendrix 540.982.0011



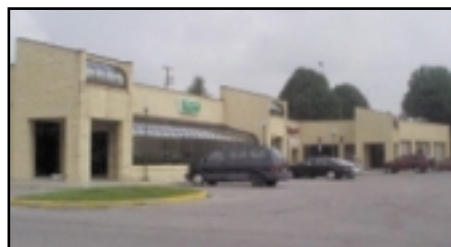
70. For Lease - Village Square in Christiansburg. Approximately 9,300 SF retail/office space. New center, ready to build out for first tenants. Super location on Peppers Ferry Road across from New River Valley Mall.
Don Moore 540.381.9000 or **Roger Elkin** 540.982.0011



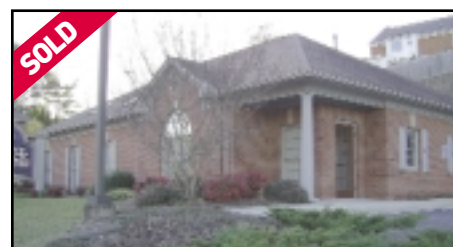
71. For Lease - In Christiansburg on North Franklin Street, approximately 4,500 SF retail/office space. Mostly on lower level. Will divide. One traffic signal from greatly improved and expanded New River Valley Mall.
Don Moore 540.381.9000



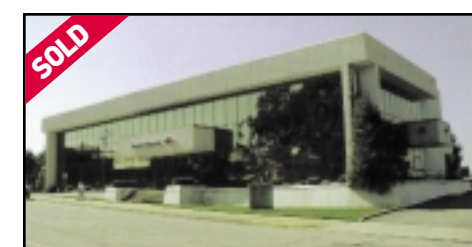
72. For Lease - Marion, VA - 3360 SF office building with build to suit availability. Centrally located on Main street across from Wal-mart at a signalized intersection. Extra graded acreage. Great location for medical or hospital related business.
George Lupton 434.455.2306
Stuart Meredith 540.982.0011



73. For Lease - Office/retail space. 1,200 and 638 SF in booming Christiansburg area. High traffic location. Great visibility. Priced below market.
Tom Turner 540.857.5858



74. SOLD - Brambleton Avenue - 3,539 SF medical office building. Nice floor plan suitable for a variety of uses. Nice paved parking area.
Chris Gentry or Norman Moon 434.237.3384



75. SOLD - Bank of America Building - South Boston - 24,000 SF 2 floor multi-tenant office building. Great investment property.
George Lupton 434.237.3384

Roanoke Industrial Listings



76. For Sale - Salem - 1361 Southside Dr. 1,291 acre industrial site with frontage on both Southside and Riverside Dr.
Chris Nelson 540.982.0011



77. For Sale - Aerial Way Drive - 33,441 SF warehouse located on 4.39 acres.
Stuart Meredith or Ed Hall 540.982.0011



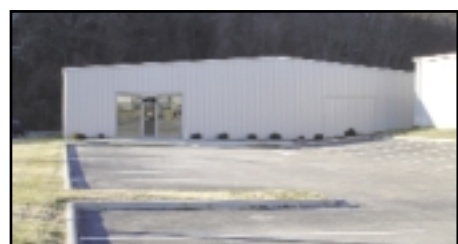
78. For Lease - 13,840 square foot warehouse located one mile from Orange Avenue. Open warehouse space, drive in bays and common dock. Private office space. Suitable for light manufacturing and distribution. Attractive rental rate.
Tom Turner 540.857.5858



79. For Sale or Lease - 33,000 SF in active industrial area. Three phase power, sprinkler, climate controlled area, dock and drive-in door access. Price reduced.
Tom Turner 540.857.5858



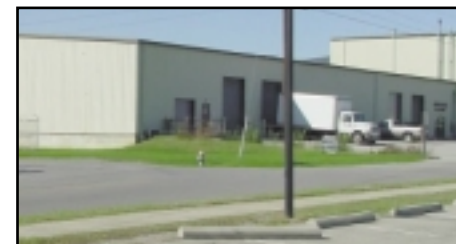
80. For Sale or Lease - 1645 Apperson Drive, Salem - Office/Warehouse space, 4,250 SF of office and 10,000 SF of warehouse on 1 acre site. Zoned HM.
Chris Nelson 540.857.5861



81. For Lease - Warehouse space - Salem. 8,100 SF with dock and drive-in doors. Will subdivide.
Stuart Meredith or Chris Nelson 540.982.0011



82. For Sale - Versatile 203,000 square feet industrial building situated on 12.8 acres in the heart of Roanoke. Includes office, manufacturing, and distribution space. Rail siding, docks and drive-in access. Enterprise Zone. Great opportunity for investor or user.
Tom Turner 540.857-5858



83. For Lease - 7,800 SF heated and air conditioned space with 24-foot center height.
Stuart Meredith 540.982.0011



84. For Sale or Lease - 901 11th Street - 120,000 SF office/warehouse. Convenient to 460 and I-581. Currently 89,000 SF of warehouse space available and 8,000 SF of office.
Chris Nelson 540.982.0011



85. For Sale or Lease - Approximately 35,110 SF two tenant industrial building on 1.82 acres. Located within 1 mile of I-81. 12,000 SF available for lease.
Tom Turner 540.857.5858



86. For Lease - Approximately 11,400 SF warehouse in Salem. Fully air-conditioned.
Stuart Meredith or Ed Hall 540.982.0011

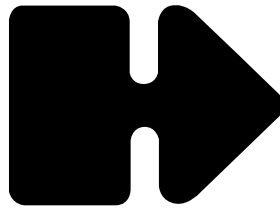


87. For Lease - 3,397 of R&D, light manufacturing space. Climate controlled. Drive-in door and three phase power. Private wooded setting.
Tom Turner 540.857.5858

Lynchburg Industrial Listings



88. For Lease - Industrial space for lease near downtown Lynchburg. Approximately 4,800 SF with drive-in door.
Norman Moon or Chris Gentry 434.237.3384



Numbers you can trust.

Hall Associates
Commercial Real Estate Services
Since 1975



Bank of America
Lynchburg, VA



Warehouse Row
Roanoke, VA



Virginia Tech Foundation Gateway Center
Blacksburg, VA

Commercial Brokerage

Hall Associates has over **32** years of experience in leasing and selling commercial real estate. Transactions completed in over **135** markets and **10** states.

Commercial Property Management and Maintenance

We currently have **8.6 million** square feet of commercial property under lease or management. Professional management, accounting and maintenance services are available to our clients.

Facilities Management

Hall Associates Facilities Management Division provides services to **160** OneBeacon employees, and **270** ECPI Technical College employees and students. Other clients include Virginia Tech Foundation's University Gateway Center and Center in the Square.



89. For Sale - Industrial land for sale. Approximately 18.5 acres with rail frontage. \$125,000
Norman Moon or Chris Gentry 434.237.3384



90. For Lease - 5,814 SF total. 4,403 SF warehouse, 1,110 SF office space. Zoned I-2 (light industrial). 1 dock door, 1 drive in door. \$3,000/mo.
George Lupton 434.455.2306



91. For Lease - 5,024 SF industrial building in excellent location. 1.66 acre sit allows for expansion. Paved parking area. Fully heated and cooled. +/- 1,000 SF office and the balance is shop space. \$385,000.
Chris Gentry 434.237.3384



92. For Lease - Tomahawk Industrial - 5,000 SF industrial space with loading dock. Fully heated and cooled. Convenient location in industrial park.
Chris Gentry 434.237.3384



93. For Sale - Approximately 6 acres for sale. Zoned industrial. \$375,000.
Norman Moon or Chris Gentry 434.237.3384



94. For Sale - Former tire facility located in Madison Heights on US 29. 6,000 SF building on 1 acre. Price reduced to \$450,000.
George Lupton 434.455.2306



Belmont Apartments
Roanoke, VA



Fairfax Place
Roanoke, VA



Shenandoah Life
Roanoke, VA



University of Texas
at San Antonio

Residential Property Management and Maintenance

Over **1,200** families come home to a Hall Associates managed property. At the end of the day, trust us to welcome you home.

Condominium and Homeowners Association Management

We have nearly **500** units under Association Management. Hall Associates will manage your home as if it were our own to allow you the freedom of association living.

Janitorial Services

Each night, Hall Associates' Janitorial staff cleans over **750,000** square feet of office space. We provide service to such businesses as Carilion, Shenandoah Life and Atlantic Mutual, as well as many others.

Consulting and Appraisal Services

Hall Associates offers consulting services to real estate investors, managers and operators. Hall agents hold individual memberships in **6** professional organizations.

Counselors of Real Estate (CRE)

Senior Residential Appraiser (SRA)

Society of Industrial and Office Realtors (SIOR)

Certified Commercial Investment Member (CCIM)

Certified Property Manager (CPM)

The Royal Institution of Chartered Surveyors (RICS)



95. For Sale - Chatham, VA - 42,000 SF warehouse with 3,120 SF office area on 14.14 acres. 22 ft eaves and 26 ft eaves and center. 3 dock high doors, 1 grade level door. Room for building expansion, 850 ft of frontage on US Route 29. Zoned M-1. \$750,000.
George Lupton or Norman Moon 434.455.2306



96. Under Contract - 6,573 SF on 1.8 acres just off I-64 in Augusta County. Former tire facility, includes lifts. \$795,000.
George Lupton 434.455.2306

New River Valley & Surrounding Areas - Industrial Listings



98. For Sale - Christiansburg, VA - 80,000 SF Industrial manufacturing building.
Stuart Meredith or Tommy Hendrix 540.982.0011



97. For Sale - 6,500 SF situated on approximately 4 acres close to I-81. Nice office space and extremely clean warehouse. Drive in door and dock platform. Room for expansion.
Tom Turner 540.857.5858



99. For Sale - Multipurpose Commercial Facility in Pulaski. Prominent office building. Two high ceiling bays, one with lift. Extensive parking canopy. Large paved area enclosed with chain link fence.
Don Moore 540.381.9000



100. For Lease - Manufacturing Office/Warehouse Plant in New River Valley. Approximately 1,200 SF office, 8,000 SF warehouse, 3,200 SF shop, 552 SF mezzanine, 8,000 SF stand alone warehouse.
Don Moore 540.381.9000



101. For Sale - Unique single story brick building on .226 acre lot located in downtown Rocky Mount, VA. Large, open space with concrete floors, large walk out basement and wide span roofing system. Zoned CBD.
Jay Lewis or Roger Elkin 540.982.0011

Roanoke Investment Listings



102. For Sale

Camp Facilities on 100 acres
 25 miles from Roanoke. Includes 5,500 SF main building, 5 acre spring-fed lake, several dormitories and camping buildings. \$1,350,000. Another 375 acres available for total of 475 acres for \$2,350,000
Bob Richardson or Jim Hodges
 540.982.0011



103. For Sale - Parkside Plaza
 Retail/Office building for sale in southeast Roanoke. 2,260 - 17,200 SF. Located on Route 24.
Stuart Meredith or Ed Hall 540.982.0011



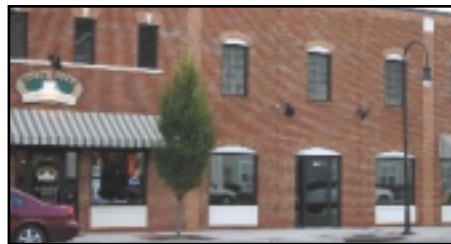
104. For Sale - Investment Office Building in Roanoke, VA. 28,500 square feet. 5 year net lease begins in 2007 with 3% annual increases.
Stuart Meredith or Ed Hall 540.982.0011

105. For Sale - Multi and Single Family Properties

2 Units		3 Units		5 Units	
4 Twelve 1/2 Street	\$52,950	1822 Patterson Ave SW	\$87,950	702 Marshall Ave SW	\$77,950
517 10th Street SW	\$49,950	921 Ferdinand Ave SW	\$85,950	Single Family	
2414 Delaware Street	\$57,950	611 Stewart Ave SE	\$77,950	308 Patton 4BR	\$62,950
820 Twelfth Street NW	\$52,950	4 Units		610 Rutherford 3BR	\$49,950
		619 Elm Ave SW	\$87,950	812 6th Street 3BR	\$49,950
		605 8th Street NW	\$87,950		

Discounts available for multi-location purchase. **Henry Scholz** 540.353.0100

Lynchburg Investment Listings



106. For Sale - 3,600 SF building with 3 rental units. Great investment property and could be owner-occupied. Price below assessment at \$525,000.
Chris Gentry 434.455.2306



107. For Sale - Excellent rental history. Currently leased at \$3,000/mo NNN. 5,024 SF industrial building in excellent location. 1.66 acre site allows for expansion. Paved parking area. Fully heated and cooled. +/- 1,000 SF office and the balance is shop space. \$385,000
Chris Gentry 434.455.2306

New River Valley & Surrounding Areas - Investment Listings



108. For Sale - Apartments in Pulaski. Three buildings, total of 12 units. Long time owner completely renovating property and updating leases.
Don Moore 540.381.9000



109. For Sale - Bluefield, WV - 3,200 SF free standing building near Mercer Hall. Build to suit for the current tenant. Excellent investment. 10% return.
Bob Richardson or Judy Wagner 540.982.0011

110. For Sale

Multi-family investment property in Christiansburg - Duplexes. Two buildings each with two units or four buildings each with two units. Convenient to just about everything.

Don Moore 540.381.9000



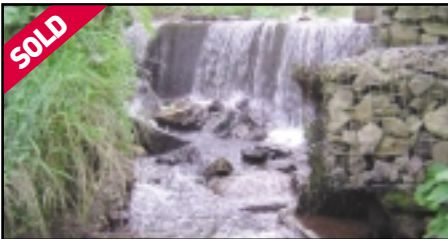
111. For Sale - A "Premier Property" at an exceptional price. Commercial campus located within 5 miles of I-81. The property includes an approx. 50,000 SF office building, gymnasium, tennis court, and unimproved acreage. The renovated office building retains its historic charm but has modern mechanical systems, a computer-controlled HVAC system, high efficiency thermal windows and voice, video, data and power in all offices. A beautiful setting for corporate, tech, nonprofit of educational use.
Tom Turner 540.857.5858



112. SOLD - 80 unit multi-family investment property on 2.78 acres. Located in Lynchburg Historical District. \$3,200,000
George Lupton 434.237.3384



113. For Sale Two apartment complexes, 132 total units. One complex with 96 units with amenities (including pool) and another complex with 32 units. Owner will consider selling separately.
Stuart Meredith or Ed Hall
540.982.0011



114. SOLD - 150 Acre Trout Farm
Bob Richardson or Jim Hodges 540.982.0011

115. SOLD

Well established business on +/- 3 acres in excellent location. Great business opportunity.

Norman Moon or Chris Gentry 434.237.3384

**Roanoke
Retail
Listings**



116. For Sale - Restaurant space on Orange Ave. Prime location, high visibility and traffic area. Near Roanoke Civic Center.
Jay Lewis 540.982.0011



117. For Sale - Fully equipped restaurant space on Brambleton Ave. Additional parking now available. Zoned C2. .671 acre site.
Chris Nelson 540.982.0011



118. For Lease - 3327 Brambleton Ave - Retail/Office space. 1,075 SF \$1,075/mo.
Stuart Meredith or Chris Nelson 540.982.0011



119. For Lease - 2,000 SF retail or office space in newly constructed building next to Finks on Electric Road.
Roger Elkin 540.982.0011



120. For Sale - One level brick building located on a .59 acre lot. Zoned CN and located on busy Peters Creek Road.
Jay Lewis 540.982.0011



121. For Sale - 9,436 SF office/warehouse site. 7,900 SF of office and 1,536 SF of warehouse. Building renovated in 1998 with new wiring, plumbing, heating and cooling systems. Easy access to Downtown.
Chris Nelson 540.982.0011



122. For Lease - Prime retail location at the corner of Gus Nicks Blvd and Orange Ave.
Lynn Hall 540.982.0011



123. For Sale or Lease - 3434 Buck Mountain Road - 10,000 SF of office/retail space and 6,500 SF of storage/warehouse space. Located on the corner of Buck Mountain Road and Route 220.
Chris Nelson 540.982.0011



124. For Lease - 1,800 SF on Brambleton Ave. Abundant parking and great corner location.
Stuart Meredith or Chris Nelson 540.982.0011



125. For Sale/Lease - Retail center located at busy Peters Creek Road intersection with Family Dollar anchor. 1,400 to 1,750 SF spaces available for lease. Additional anchors include Food Lion and Subway. Purchase separate or together.
Lynn Hall or Roger Elkin 540.982.0011



126. For Sale - 2,833 C-store on approximately .56 acre corner lot. Great location. Busy operation at the intersection of Plantation and Liberty.
Jay Lewis 540.982.0011



127. For Sale or Lease - 12,850 SF retail center located at busy Peters Creek Road intersection with a Family Dollar anchor. 1,200 SF spaces available for lease. Additional anchors include Food Lion and Subway. Purchase separate or together.
Lynn Hall or Roger Elkin 540.982.0011



128. For Lease - 13,7000 SF of office/retail space on 1.22 acres with 890 SF currently available for lease. Located on Peters Creek Road.
Chris Nelson 540.982.0011

Lynchburg Retail Listings



129. For Lease - Rustburg, VA - 1,200 SF of retail space available. Food Lion anchored shopping center.
Chris Gentry or Norman Moon 434.237.3384



130. For Lease - East Lake Commons - New development at Smith Mountain Lake. Across from entrance to Mariner's Landing. Retail and office space available.
Chris Gentry or Norman Moon 434.237.3384



131. Under Contract - 525 Alleghany Ave - Midtown Retail Property, 4,400 sq ft, central location. \$109,000.
George Lupton 434.237.3384



132. For Lease - Fort Hill Village - Retail space available.
George Lupton 434.237.3384



133. For Lease - Forest Crossing - Retail space available.
George Lupton 434.237.3384



134. For Lease - Former Golden Corral in Bedford on US 460. Great location for full service restaurant. Lots of parking, easy access, excellent visibility.
Jay Lewis or Roger Elkin 540.982.0011



137. For Sale - Mini-market for sale. Downtown Lynchburg. All equipment conveys. Good corner location. Approximately 1,900 SF building. \$195,000
Chris Gentry or Norman Moon 434.237.3384



140. For Sale or Lease - US 460 East, Bedford County - 2 retail pad sites available between Applebee's and new Walgreens (site work in progress). Signalized intersection. Across from Wal-Mart Super Center. Ground lease, build to suit and land purchase available. High traffic count on major highway. Ideal for fast food restaurant, auto related store, C-store, or family-style restaurant.
George Lupton 434.455.2306



143. For Sale - Present Operation has: C-store, gas, groceries, eat in restaurant, beauty shop, garden center, storage lot. Two parcels - 8.5 ac and 2.75 ac. Has long frontage on US 460 near Pembroke in Giles County.
Don Moore 540.381.9000



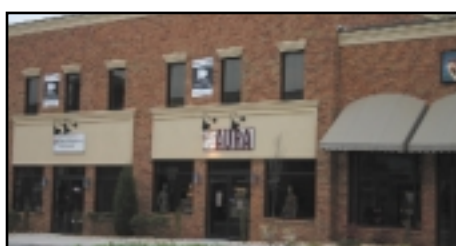
135. For Sale or Lease - New Construction. Upper and main level units from 1,523 SF up to 3,046 SF. Corner unit available. Upper level of one building finished as 1,600 SF 3BR apartment.
Chris Gentry or Norman Moon 434.237.3384



138. For Sale - 6.5 acres +/- 425 foot frontage on US 460. 2,400 SF building on property. Development potential. \$575,000
Chris Gentry 434.237.3384



136. For Sale or Lease - Amherst, VA - Main Street across from Amherst County High School. New retail commercial development coming soon. Pad sites available.
George Lupton or Norman Moon 434.237.3384



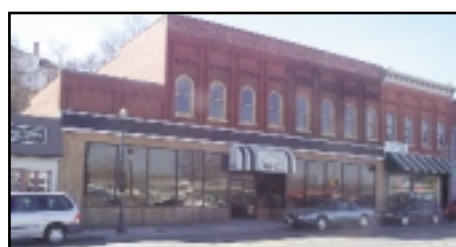
139. For Lease - 1,250 SF retail space. Former dress shop with dressing rooms and open layout. Great window frontage along street.
Chris Gentry or Norman Moon 434.455.2306

New River Valley & Surrounding Areas - Retail Listings

141. For Sale - Christiansburg retail/lot property. Far corner at busy traffic signal.
Don Moore 540.381.9000



144. For Lease - North Franklin Street in Christiansburg. 4,500 +/- SF retail or office. Mostly on lower level. Will divide. Great location, one block from greatly improved and expanded New River Valley Mall.
Don Moore 540.381.9000



142. For Sale or Lease - Radford, VA. 11,600 SF (6,400 SF on first floor and 5,200 SF on second floor), retail/office space. Located in the heart of downtown Radford next to Radford University.
Chris Nelson 540.982.0011



145. For Lease - Village Square in Christiansburg. 9,300 +/- SF retail/office space. New center, ready to build out for first tenants. Super location on Peppers Ferry Road across from New River Valley Mall.
Don Moore or Roger Elkin 540.381.9000 540.982.0011

Roanoke Land Listings

Pepsi Plant

Site

5.71 acres - Corner lot overlooking interstate. Utilities at site on Nye Road. B-2 zoning. Can subdivide. \$475,000.

9.16 acres - Level site on Bob Spring Road. Water and sewer. M-1 zone. \$450,000.

0.247 acres - on Bob Spring Road. M-1 zoned with water and sewer. \$37,500.

Wytheville, Virginia
Interstate 81 & 77

Henry Scholz
(540) 353-0100

146.



147. For Lease - Great corner visibility at Peters Creek and Melrose.
 Stuart Meredith or Tommy Hendrix 540.982.0011



148. For Sale - Approximately 1.5 acres located on Gus Nicks Blvd. Currently zoned residential but could make a great commercial location.
 Lynn Hall 540.857.5847



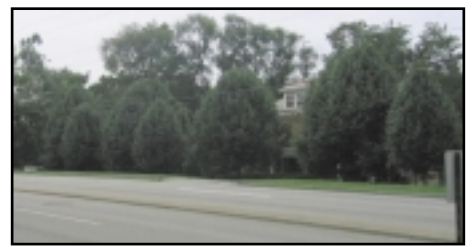
149. For Sale or Lease - .84 acre lot in high traffic commercial area. Next to First Citizens Bank across from Kroger Shopping Center. Many retail stores and fast food chains nearby.
 Jim Hodges 540.982.0011



150. For Sale - Southeast corner of East Virginia Ave and South Maple St. in Vinton. 0.274 acres. Turning lane at intersection. 20,000 daily traffic count. \$89,900
 Tommy Hendrix or Roger Elkin 540.982.0011



151. For Sale - Fugate Road, 2.365 acre lot, zoned commercial. First block off of Williamson Road. Priced at \$159,950.
 Chris Nelson 540.982.0011



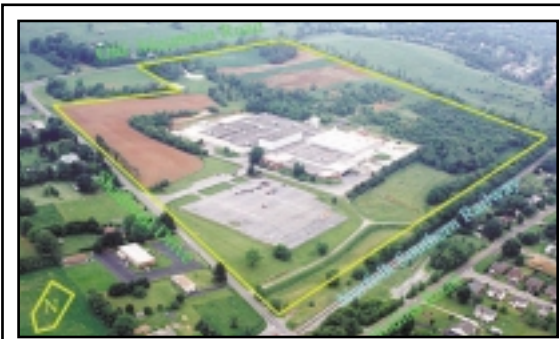
152. For Sale - Washington Ave, Vinton - 2.6 acres, 2 lots zoned RG and GB. All public utilities. \$265,000
 Tommy Hendrix or Roger Elkin 540.982.0011



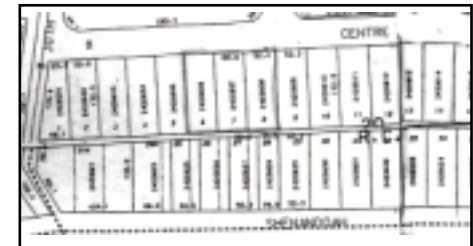
153. For Sale or Lease - Approximately 4 acre site with existing 15,000 SF building for office/medical use. Site may be divided into 2 acre parcels with the following options. Build out and lease back existing 15,000 SF building, build to suit and lease back up to 20,000 SF on 2 acre site, purchase 2 ac site or purchase entire 4 acre site with 15,000 SF building. Centrally located just off Route 220 on Franklin Road at Townside Festival Shopping Center.
 Chris Nelson or Stuart Meredith 540.982.0011



154. For Sale - 5488 Yellow Mountain Road - 63 acres. Prime location for small residential development. Easily accessible from 220, just past Clearbrook.
 Chris Nelson or Stuart Meredith 540.982.0011



155. For Sale - Shadwell Industrial Park - The conceptual development plan has been applied for and offers several combinations of lots ranging from 1.61 acres in size up to 17 acres. Zoning permits industrial uses and the roadway shown is depicted as anticipated to be built in Fall 2007. Prices will be confirmed once road construction costs are known. This may be the only chance to buy and build in North Roanoke County near I-81 with all utilities to the site and a new road for entrance for the near future.
 Read Lunsford or 540.344.0255
 Jim Hodges 540.857.5868



156. For Sale - 5 lots for sale. Each approximately 50'x132'
 Chris Nelson 540.982.0011

Lynchburg Land Listings

157. For Sale - BUILD-TO-SUIT OPPORTUNITY ON MAIN STREET DOWNTOWN LYNCHBURG. Great parcel on Main Street ready to build on. Owner planning multi-story mixed-use project with office/retail on the first floor and residential on the upper floors.
 Chris Gentry 434.455.2306

158. For Sale
 Prime development parcel adjacent to Wal-Mart Super Center. Near numerous retail and restaurant uses.
 Chris Gentry 434.455.3384

159. For Sale

3 out parcels available in new development on Timberlake Road. Water and sewer available and sites are rough graded. Excellent access with new signalized intersection. Parcels from .84 to 1.08 acres.

Chris Gentry or Norman Moon 434.455.3384



161. For Sale - Approximately 316 total acres on RT 221 in Bedford County. Property is on both sides of Forest Road and boarded by the Little Otter River. Land lays well with nice mountain views. Property is in 2 parcels (70 acres and 246 acres).

Lynn Hall or Miriam Boyd 540.857.5847



162. For Sale - .67 acre site just off signalized corner on Timberlake Road. Lays very well. Zoned B-2. \$59,900
Chris Gentry 434.455.3384



160. For Sale - 17.5 acres on interchange of Route 29 & 43 in Campbell Co. Property is elevated from highway and has great visibility and high traffic count. Over 2,400' of frontage on 3 sides of property. Zoned for commercial use. Water and sewer available.
Amos Peverill 434.455.2304

163. For Sale

New pad sites in professional park. Sites are graded with water and sewer at the site. Excellent visibility and access. Sites ready for a variety of office sizes.

Chris Gentry or Norman Moon 434.455.3384



164. For Sale - 2 commercial out parcels on Timberlake Road (US 460) beside Social Security Administration and in front of major multi-family development. 1.4 ac @ \$395,000 and .63 ac @ \$295,000.
Chris Gentry or Norman Moon 434.455.3384



165. For Sale - 33 +/- acres at major interchange across from new Home Depot. Excellent mixed-use site. \$1,950,000.
Chris Gentry or Norman Moon 434.455.3384



166. For Sale - 7802 Timberlake Road - Excellent commercial site at major intersection. Approximately 0.8 acres.
Chris Gentry or Norman Moon 434.455.3384



167. For Sale - Jumbo Restaurant - 2.815 acres with approximately 400 ft of frontage on US 460 near new US 29 bypass interchange. High traffic count. Currently improved family style restaurant.
Chris Gentry 434.237.3384



168. For Sale - 23 acres on US 460 with over 3000 SF of road frontage. High traffic count. Excellent development opportunity. Private sewer permit. Owner will divide and may build to suit.
Chris Gentry 434.237.3384



169. For Sale - 0.57 acre site with 100' frontage on Timberlake Road. Zoned B-2. \$69,900
Chris Gentry 434.237.3384



170. For Sale or Lease - Amherst - Main Street across from Amherst County High School. New retail commercial development coming soon. Pad sites available.
George Lupton or Norman Moon 34.237.3384

9th
We made the list... again.

Hall Associates was recently ranked 9th overall in the *Virginia Business* magazine Commercial Real Estate List of Leaders for Virginia.

**New River Valley
& Surrounding
Areas -
Land Listings**



172. For Sale - Christiansburg - Site has income producing improvements including 10 trailers and a cinderblock building, all leased. High traffic area, close to downtown. Perfect for condos/townhouse development.
Jim Hodges 540.982.0011

175. For Sale

Commercial land at busy I-81 exit near Wytheville. 17 acre property suitable for highway related businesses. Call for a complete information packet.

Roger Elkin 540.982.0011



171. For Sale - US 460 between Roanoke and Bluefield - Strategic commercial property on busy US 460. Combine the 2 parcels for a major project unlike any presently available on this stretch of 460. Parcel 1 - 8.5 acres. Present operation has gas, groceries, restaurant, beauty shop, propane and fuel oil delivery, mulch, etc. Parcel 2 - 2.75 acres of undeveloped land with long frontage on 460.
Don Moore 540.381.9000



173. For Sale - Blacksburg - South Main Street 0.3266 acre zoned R-5.
Stuart Meredith 540.982.0011



174. For Sale - Christiansburg - I-81 land and building with US 460 frontage, 1.7 acres with 5,277 SF flex space building.
Stuart Meredith or Ed Hall 540.982.0011



176. For Sale - Bluefield, WV 13 residential lots, public utilities available. Wooded, paved streets. Modular homes on permanent foundation okay. Owners looking for bulk sales price on all lots. Great potential!
Judy Wagner 540.381.8755

**Numbers you can
trust.**

Roanoke, VA - (540) 982-0011
Lynchburg, VA - (434) 237-3384



177. For Sale - 475 acre former Camp Fincastle property with many existing improvements including a 6,000 SF main lodge overlooking a 5-acre lake fed by a 500,000 gal/day spring, 4 dormitories and a 4BR ranch dwelling. The acreage has beautiful hardwood trees, a gentle terrain and abundant wildlife. It borders on Jefferson National Forest and is just 5 miles from Route 220, 10 miles to I-81 and 20 miles to Roanoke. \$2,350,000
Bob Richardson or Jim Hodges 540.982.0011



178. For Sale - 48 acres fronting RT 52. 12+/- acres, mostly level with the rear portion upslope and rolling. Rear also has 50' ROW from public street. Utilities nearby, may need upgrades. \$695,00 for all or will divide. Call agent.
Judy Wagner 540.381.8755



Hall Associates
Commercial Real Estate Services
Since 1975

**The St. John Place
Commerce Center**



179. The St. John Place Commerce Center - New Commerce Center located on RT 419 in Salem just behind the GE plant. Lots available for sale for your building. Photo depicts a new building of similar construction of approximately 10,400 SF currently available for sale or lease in whole or may be subdivided into two 5,196 SF sections. **Call for details.**



**Let Us Serve You With
Your Commercial
Real Estate Needs**

Read Lunsford
540-344-0255

Lynn Hall
540-857-5847

**The Enterprise Center
at St. John Place
Commerce Center**



180. The Enterprise Center at St. John Place Commerce Center - New 1,119 SF warehouses built townhouse-style with a common parking area. Each unit is available for purchase at \$110,000. Each unit has an entry door and a 12 x 14 drive-in door with bathroom. Great for your own business or storage, including RV storage. **Call for details.**



181. For Sale - 1436 W Main Street, Salem - 0.63 acre lot with 150 feet of frontage in busy retail area. Located across from Spartan Square and near Sheetz, Wal-Mart, Subway, and many others. \$555,000 **Read Lunsford or Lynn Hall**



182. For Lease - 4648 Brambleton Ave - Approximately 2,688 SF of professional office space available on the 2nd floor. May lease all or part. Great location near Cave Spring Middle School. **Lynn Hall**



183. For Sale or Lease - Approximately 50,000 SF building. Can be purchased or leased in whole or part. \$2.50 PSF in total or smaller sections down to 2,750 SF at \$4.50 PSF. Purchase for \$990,000. **Read Lunsford or Lynn Hall**



184. For Lease - Social Security Building - 5,150 SF space available on the first floor. Separate entrance. Space ready for build out. 5,360 SF space available on the 2nd floor. **Read Lunsford or Lynn Hall**



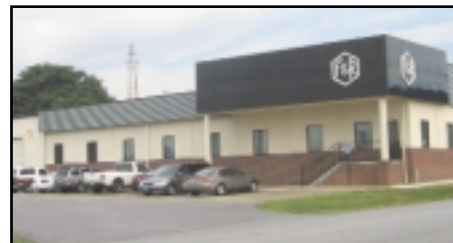
185. For Lease - 874 SF of professional office space available for lease. Located in Historic Old Southwest on the corner of Franklin Road and Washington Ave. Separate Carriage House also available for office or residential lease. **Lynn Hall**



186. For Lease - Approximately 4,000 SF of offices with small warehouse on .25 acre lot in Blue Ridge Park for industry. Rent @ 2,850/mo. **Read Lunsford**



187. For Lease - 3008 Baker Ave - Approximately 19,454 SF of office/warehouse space for lease. Dock door and ramped drive-in door. Building can be expanded to 24,250 SF. **Read Lunsford or Lynn Hall**



188. For Lease - 1726 Seibel Drive - Approximately 3,000 SF of office/warehouse space available. Dock door, central air, and gas heat. \$1,400/mo. **Lynn Hall or Read Lunsford**



189. For Sale - 4.39 acres total in four parcels with 615 front feet on busy Rt. 24 east of Vinton across from William Byrd High School close to the Parkway. Asking \$1,000,000 for lifetime buy. **Read Lunsford or Lynn Hall**

THE COMMERCIAL REAL ESTATE FIRM OF WESTERN VIRGINIA

9th

We made the list...
again.

Hall Associates was recently ranked 9th overall in the *Virginia Business* magazine Commercial Real Estate List of Leaders for Virginia.



Hall Associates

Commercial Real Estate Services
Since 1975

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Lynchburg, Virginia 24502

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