

MONTVALE CENTER FOR COMMERCE

25± ACRES OF NEW LAND DEVELOPMENT AVAILABLE IN BEDFORD COUNTY, VIRGINIA



Loretta Cataldi
PRINCIPAL

loretta.cataldi@divaris.com
804.335.0232

Dawn Calabrese
SENIOR VICE PRESIDENT

dawn.calabrese@divaris.com
804.977.2091

Sam McCoy
SENIOR VICE PRESIDENT

smccoy@divaris.com
540.520.1518

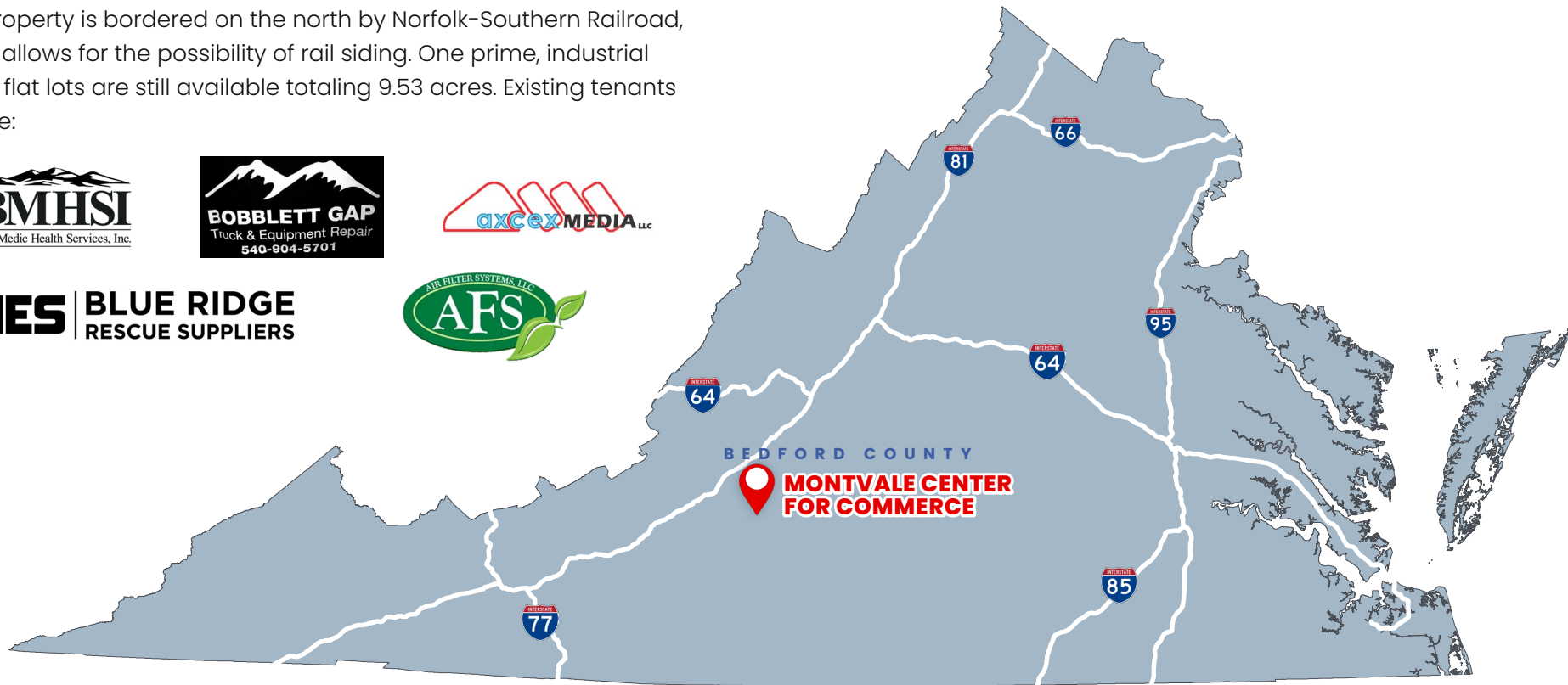
Property Overview

MONTVALE CENTER FOR COMMERCE

The Montvale Center for Commerce is made up of two distinct business parks in close proximity to one another. The commerce center is an 25± acre site that is commercially zoned.

It is positioned on U.S. 460 in front of a county recreation park and next to the Montvale Elementary School. Across from the commercially zoned property is a 45-acre park designed for non-commercial business and industry.

This property is bordered on the north by Norfolk-Southern Railroad, which allows for the possibility of rail siding. One prime, industrial zoned flat lots are still available totaling 9.53 acres. Existing tenants include:



Property Summary

MONTVALE CENTER FOR COMMERCE

LOCATION

On U.S. Route 460 in Western Bedford County, midway between Bedford and Roanoke. 21 miles from interstate 81. Distance to retail: Town of Bedford 10 miles. Blue Ridge 9 miles & Roanoke 18 miles

MONTVALE NORTH:

- 45± acre business park
- (1) remaining 9.53 acre lot
- Potential building size of 17,500 SF

MONTVALE SOUTH:

- 16± acre commercial retail opportunities (can be subdivided)
 - C-1 2.06 AC
 - C-2 4.67 AC
 - C-3 3.72 AC
 - C-4 5.64 AC
- Prime location for retail development

TAXES

Real Estate	\$0.41 per \$100 Assessed Value
Machinery & Tools	\$1.20 per \$100 Assessed Value
Personal Property	\$1.70 per \$100 Assessed Value

Incentives available

UTILITIES

- 6" Water line | **Montvale Water**
- 8" Sewer lines | **Bedford Regional Water Authority**
- Electricity and fiber available | **Appalachian Power**
- Propane available



Parcels Available

MONTVALE CENTER FOR COMMERCE

LOT DEVELOPMENTS

— PHASE I (AVAILABLE)
— PHASE I (SOLD)

AVAILABLE PARCELS

MONTVALE SOUTH

LOT #	ACREAGE
C-1	2.06
C-2	4.67
C-3	3.72
C-4	5.64

EXISTING TENANTS

A



B



C



D



E



I-1
UNDER CONTRACT

221

460

W LYNCHBURG SALEM TPKE - 15,000 VPD

C-1
2.06 AC

C-2
4.67 AC

C-3
3.72 AC

C-4
5.64 AC



**MONTVALE
ELEMENTARY SCHOOL**
291 STUDENTS

460

221

Preliminary Layout (North)

MONTVALE CENTER FOR COMMERCE



Preliminary Layout (South)

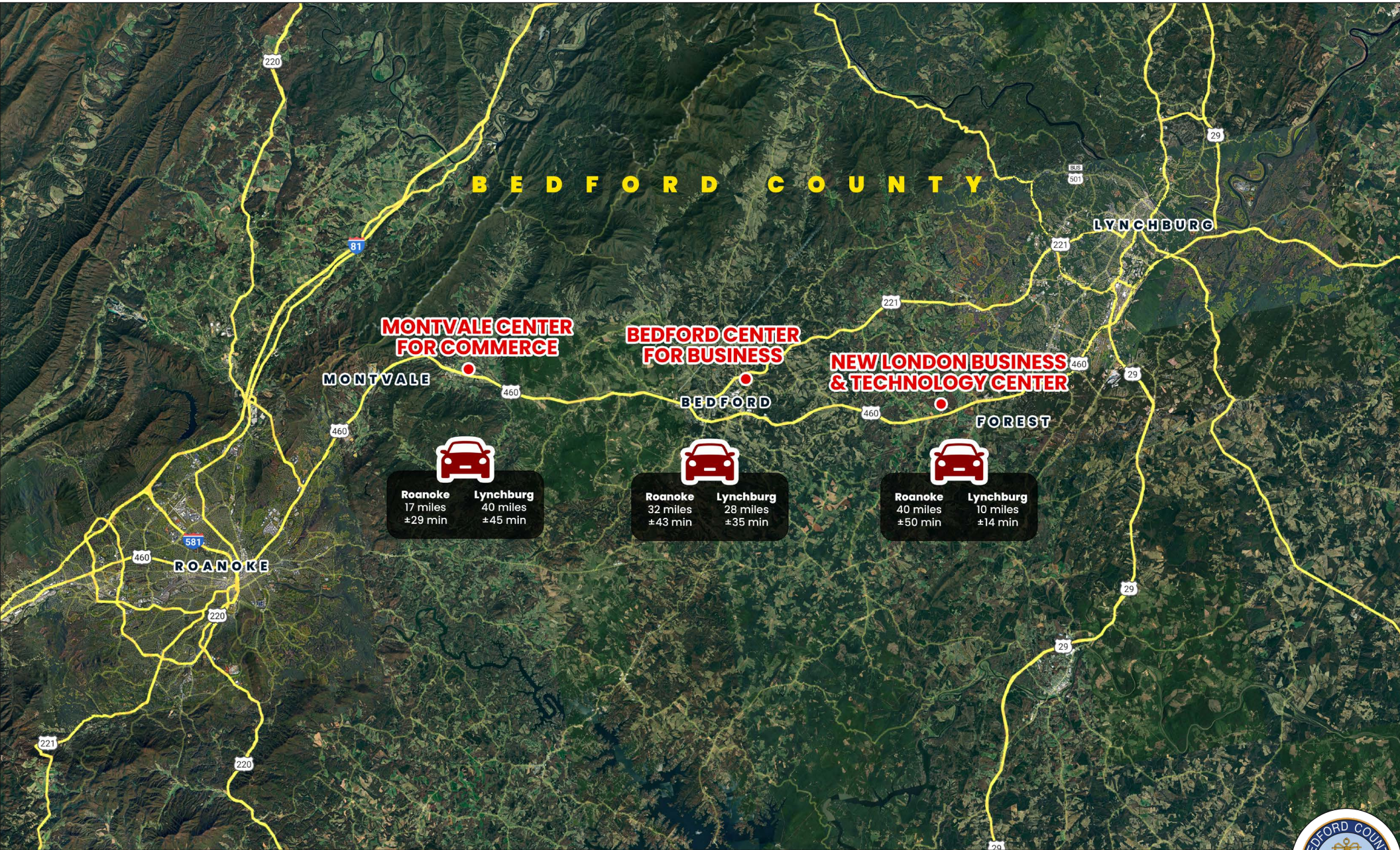
MONTVALE CENTER FOR COMMERCE





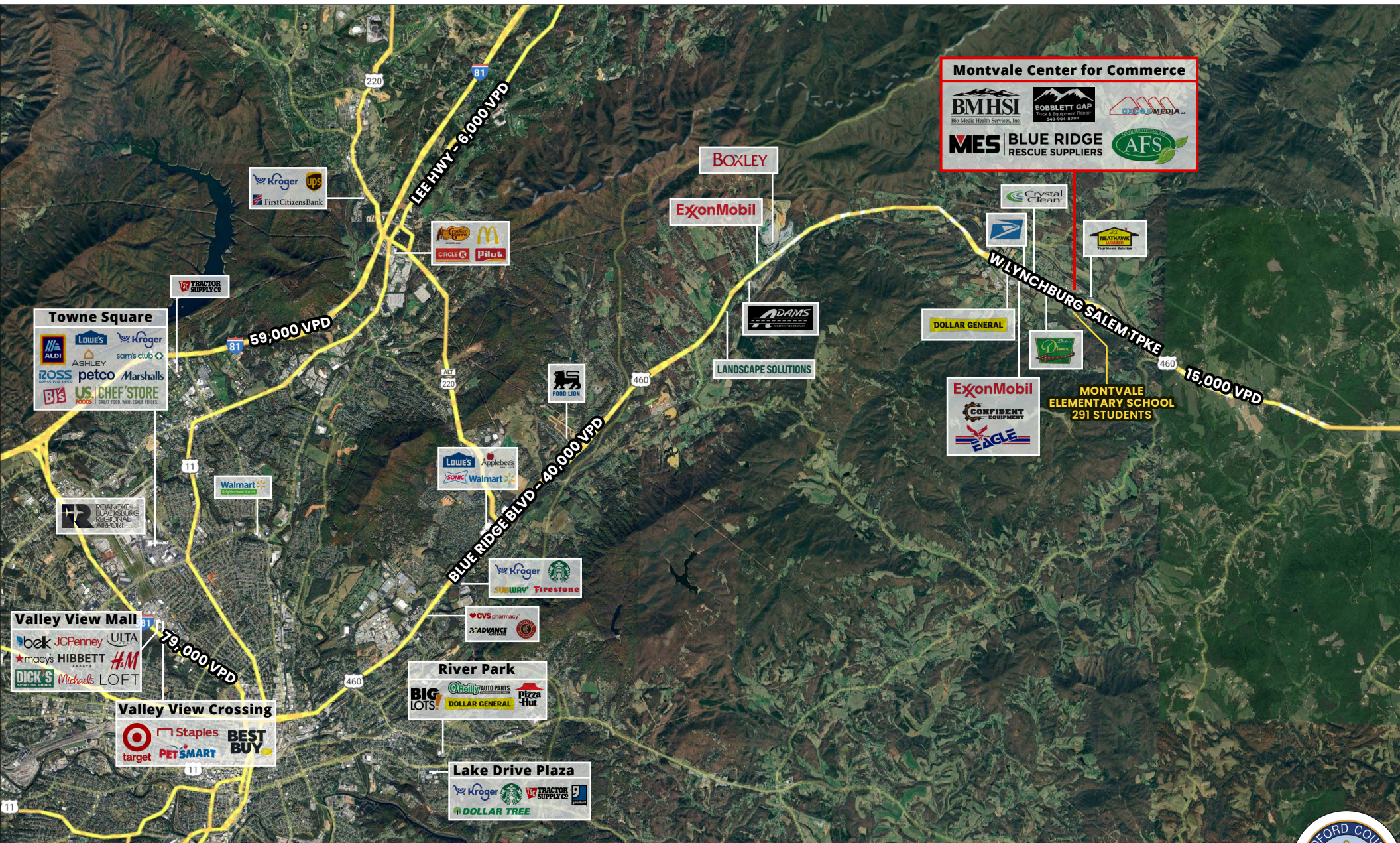
Bedford EDA Portfolio

MONTVALE CENTER FOR COMMERCE





MONTVALE CENTER FOR COMMERCE



Demographics

MONTVALE CENTER FOR COMMERCE

INCOME



\$75,414

Median Household Income



\$41,899

Per Capita Income



\$322,277

Median Net Worth



\$59,358

2024 Median Disposable Income

BUSINESS



2,231

Total Businesses



22,472

Total Employees

COMMUTERS



13.4%

Spend 7+ hours commuting
to and from work per week



81.9%

Drive Alone to Work

EDUCATION



6.5%

No High School Diploma



26.4%

High School Diploma



28.4%

Some College/Associate's Degree



34.3%

Bachelor's/Grad/Prof Degree

KEY FACTS



81,256

Population



47.1

Median Age



33,511

Households



\$435,977

Average Home Value

EMPLOYMENT



64.7%

White Collar



23.1%

Blue Collar



12.2%

Services



2.5%

Unemployment Rate

Source: ESRI (2025)



Loretta Cataldi
PRINCIPAL
loretta.cataldi@divaris.com
804.335.0232

Dawn Calabrese
SENIOR VICE PRESIDENT
dawn.calabrese@divaris.com
804.977.2091

Sam McCoy
SENIOR VICE PRESIDENT
smccoy@divaris.com
540.520.1518

