



FOR SALE FREE STANDING RETAIL

525 ORANGE AVENUE
ROANOKE, VIRGINIA 24016



CUSHMAN &
WAKEFIELD

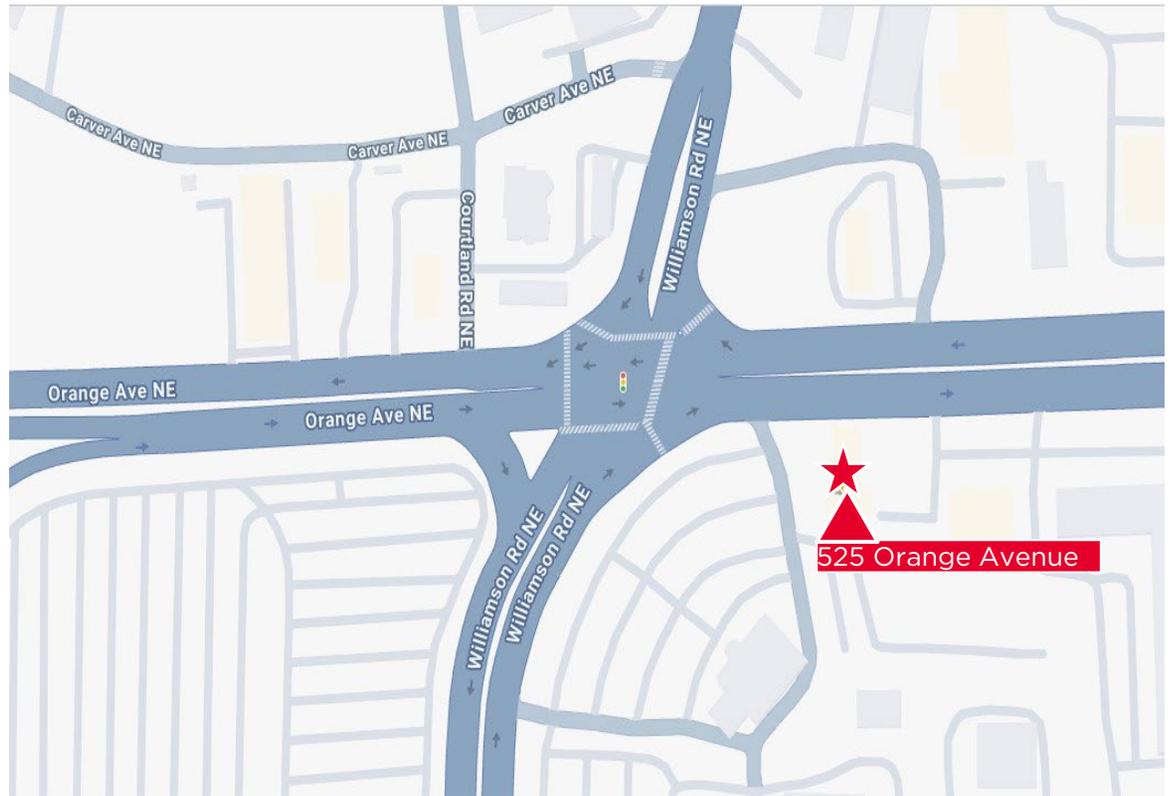
THALHIMER

525 Orange Avenue

Roanoke, Virginia 24016

Property Overview

- 2,200 SF Free Standing Retail building
- 0.43-acre lot; Zoned CG City of Roanoke
- 39,000 Annual Average Weekday Traffic
- 0.30 miles east of I-581
- ±190 front feet on Orange Avenue
- Two generous curb cuts
- High visibility
- Opportunity Zone
- Proximate to Berglund center (Roanoke Civic Center) and Berglund Performing Arts Theater
- Recent projects in the immediate area include Starbuck's, Dunkin Donuts, and Holiday Inn Express
- **Offered For Sale at \$675,000**



FLOORS

One (1)

ZONING

CG (Roanoke City)

PARKING

15 Surface Spaces

TRAFFIC COUNTS

39,000 Annual Average Weekday Traffic

Building Highlights

2,200
TOTAL SF

0.43
ACRES

1990
BUILT

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Location Overview



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143,788
POPULATION



\$85,612
**AVERAGE HH
INCOME**



164,380
**DAYTIME
EMPLOYEE
POPULATION**

	DEMOGRAPHICS		
	1 MILE	3 MILES	5 MILES
Population	8,626	73,207	143,788
Average Household Income	\$59,225	\$74,840	\$85,612
Daytime Employee Population	18,783	94,663	164,380

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Site Outline





FOR MORE INFORMATION, CONTACT:

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