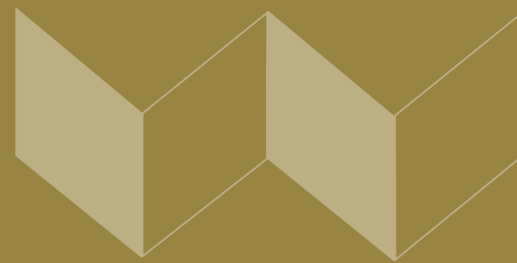


Investment Property w/ 2nd Floor Residence-Downtown

22 CAMPBELL AVE SE



LOCATION DESCRIPTION

The area immediately surrounding 22 Campbell Ave SE offers a diverse array of restaurants, cafes, and cultural venues. Of note, Center in the Square, the Taubman Museum of Art, and Elmwood Park are easily within walking distance. Convenient to I-581 and I-81 and only 10 minutes from the Roanoke-Blacksburg Regional Airport.

OFFERING SUMMARY

Sale Price:	\$875,000
Number of Units:	2
Lot Size:	2,197 SF
Building Size:	4,400 SF

PROPERTY HIGHLIGHTS

- Central, high-traffic location
- Convenient to I-581, I-81 and Roanoke-Blacksburg Regional Airport
- Established tenant in first floor Retail unit
- Second floor 2bd/2bth Residential unit nicely renovated in 2021
- Fully sprinklered throughout
- Existing freight elevator

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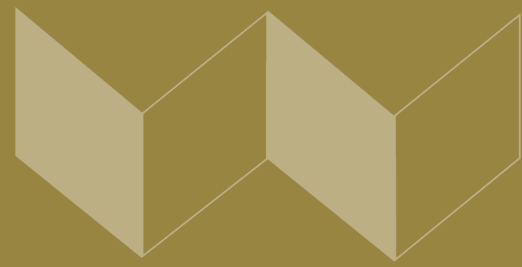
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22 Campbell Ave SE Roanoke, VA 24011

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Strategically positioned in the midst of vibrant Downtown Roanoke, this two unit 4,400 SF building seamlessly blends historic charm with modern convenience and presents an exceptional opportunity for investors. As Downtown Roanoke is home to more than 900 business and 2600 residents, 22 Campbell Avenue SE is accessible and highly visible. The glass-front first floor is configured as a street-level retail space that includes a half restroom and is leased to The Market Gallery through March 31, 2030.

The second floor has been renovated into an attractive, modern 2bd/2bth residence (2021) and will be available for new occupancy as of February 1, 2026. Recessed lighting, granite and hardwoods throughout, with the potential to develop a rooftop deck. Striking large windows overlook Campbell Avenue and flood the main living area with ambient light. Each spacious bedroom is endowed with an en suite full bathroom, and the primary bedroom with a generous closet. Preferential parking available through PARK Roanoke's Residential Parking Programs.

22 Campbell Avenue SE presents a sleek and sophisticated investment prospect for an owner-resident seeking a stable, supplemental income to offset living expenses or for anyone looking to diversify a portfolio.

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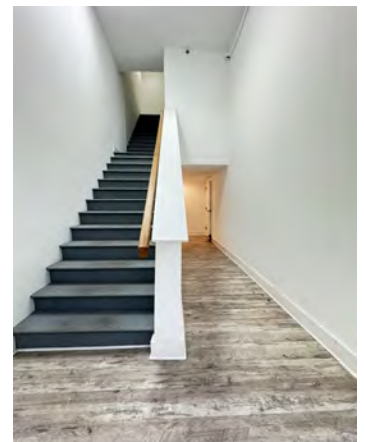
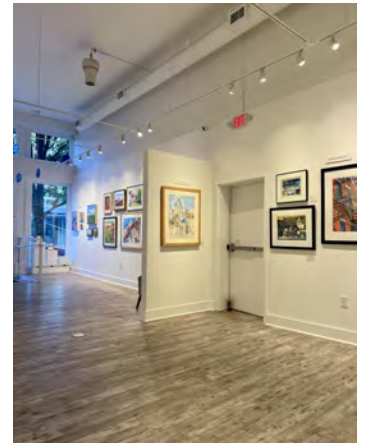
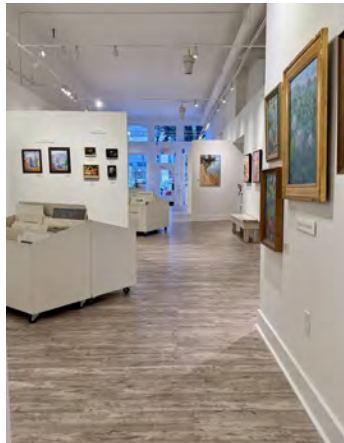
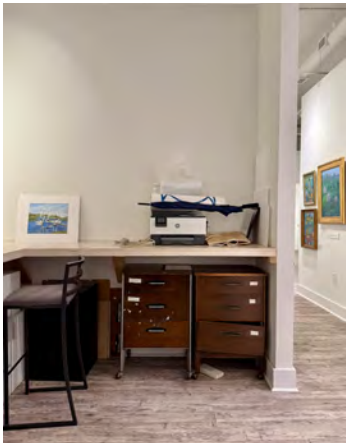
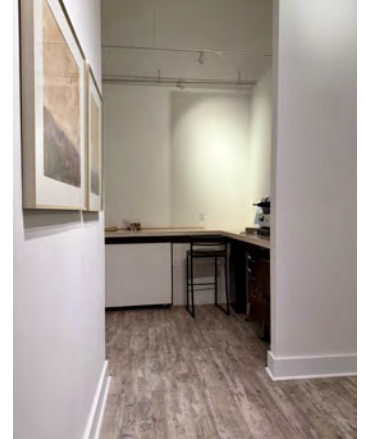
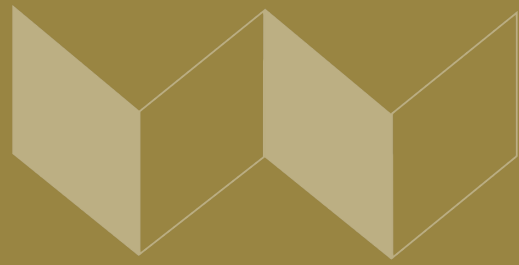
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GROUND FLOOR



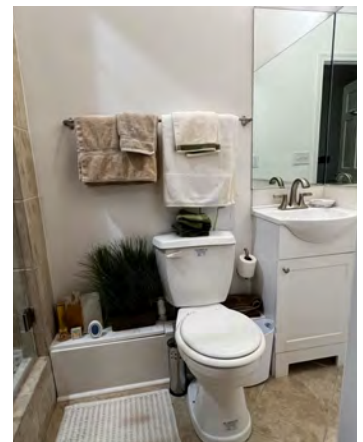
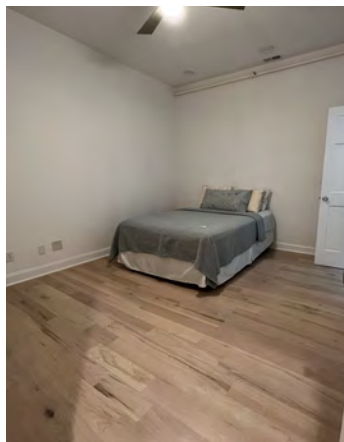
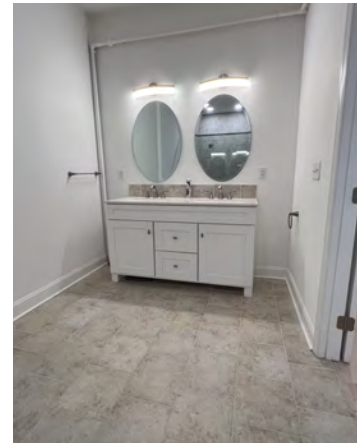
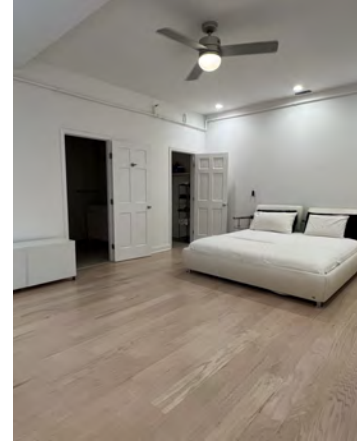
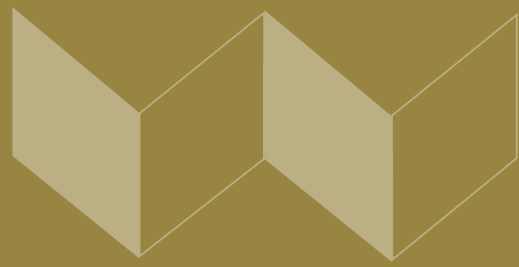
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2ND FL RESIDENCE



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AREA HIGHLIGHTS



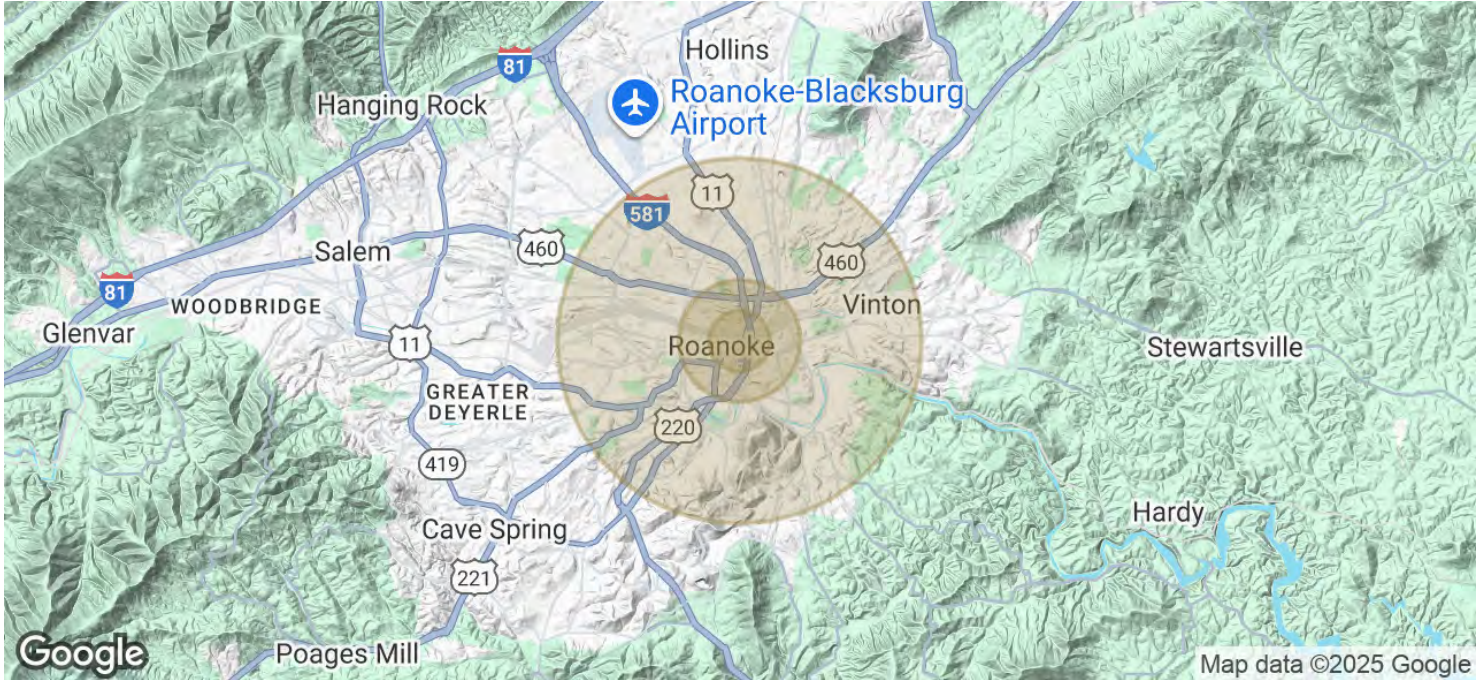
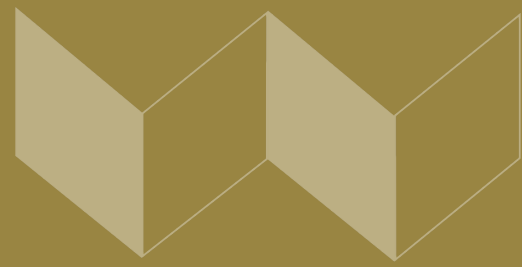
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22 Campbell Ave SE Roanoke, VA 24011

DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	3,334	12,238	72,489
Average Age	39	39	40
Average Age (Male)	39	39	39
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,730	5,878	32,538
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$64,704	\$60,374	\$71,369
Average House Value	\$458,663	\$334,626	\$247,846

Demographics data derived from AlphaMap

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