

# HOME DEPOT OUTPARCELS

3217 HERSHBERGER ROAD, ROANOKE, VA 24017

FOR SALE



## LOCATION DESCRIPTION

Located on Hershberger Road, 1/3 mile off I-581 in Roanoke, Virginia

## PROPERTY HIGHLIGHTS

- 3 outparcels available:  
Outparcel B - 1.2 Acres  
Outparcel C - 1 Acre  
Outparcel D - 2.3 Acres
- Outparcel B & C can be combined to create 2.20 Acres outparcel
- Excellent retail sites
- Located adjacent to Home Depot
- 1.9 million SF of retail within 1.2 miles
- Traffic Counts (ADT): Hershberger Rd - 23,000; I-581 - 60,000



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,994	68,953	143,822
Total Households	2,900	29,215	62,638
Average HH Income	\$66,238	\$69,960	\$84,336
Median HH Income	\$44,573	\$52,797	\$60,502

TSCG

CHRISTINA MAYHUGH

christina.mayhugh@tscg.com

804.673.1100

DEBRA RAMEY

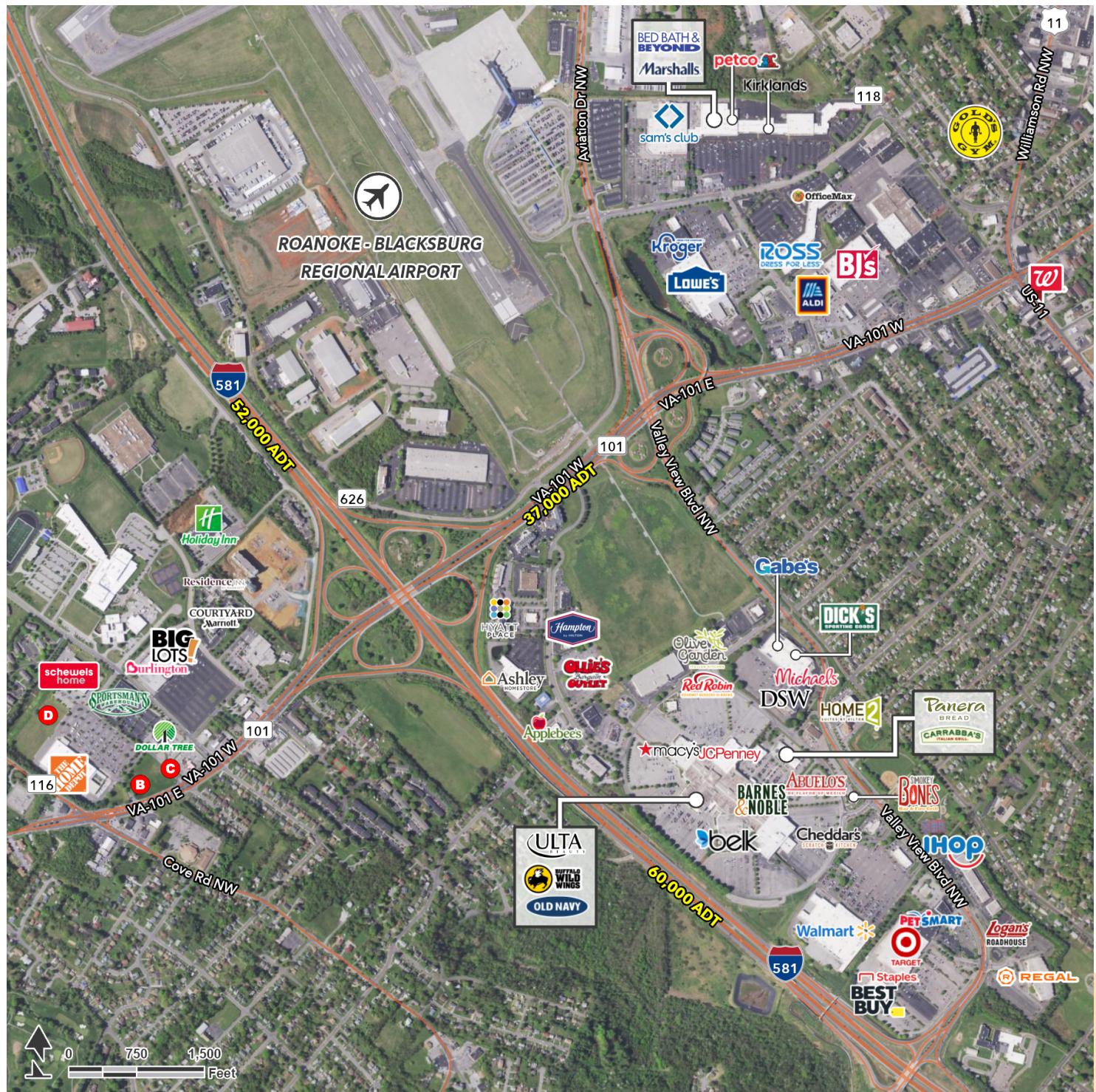
debra.ramey@tscg.com

757.586.4102

# HOME DEPOT OUTPARCELS

3217 HERSHBERGER ROAD, ROANOKE, VA 24017

# FOR SALE



CHRISTINA MAYHUGH

christina.mayhugh@tscg.com

804.673.1100

DEBRA RAMEY

debra.ramey@tscg.com

757.586.4102

TSCG