



±6,701 SF BUILDING FOR SALE  
SALES PRICE \$625,000

# 30 CAMPBELL AVENUE

ROANOKE, VA 24011



# FEATURES

- Sales Price \$625,000
- ±6,701 SF 3 story building built in 1912
- Outstanding downtown location with convenient street parking and nearby surface lots and municipal parking garages
- Open plan with exposed brick walls
- Elevator serves the building
- Dry sprinkler system
- Directly across the street from The Bower, a 90-unit residential building that opened in 2024
- Located in the Opportunity Zone



# INCENTIVES

- Project is eligible for consideration under Historic Tax credit funding as administered by the Department of Historic Resources and the Department of the Interior
- The property is located in an approved Opportunity Zone in the City of Roanoke
- The property may be eligible for a real estate abatement program administered by the City of Roanoke which limits property tax assessments for a limited period
- The property may be eligible for participation in various programs offered by Virginia Housing in furtherance of their goals to promote affordable housing opportunities in the Commonwealth of Virginia





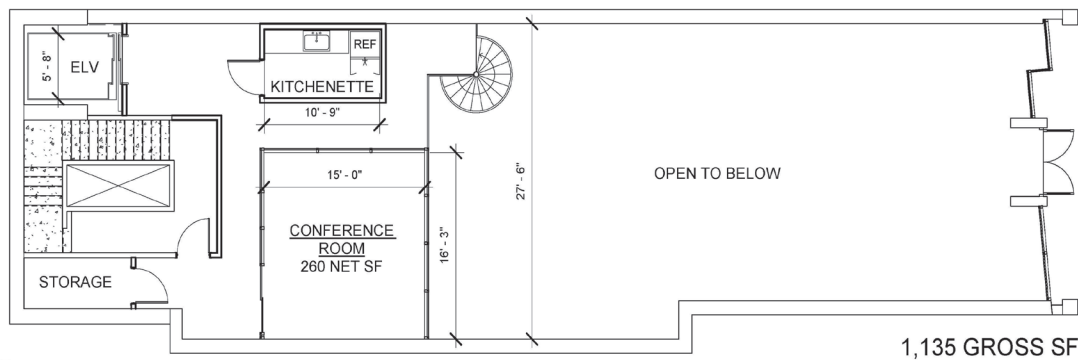
# INTERIOR PHOTOS



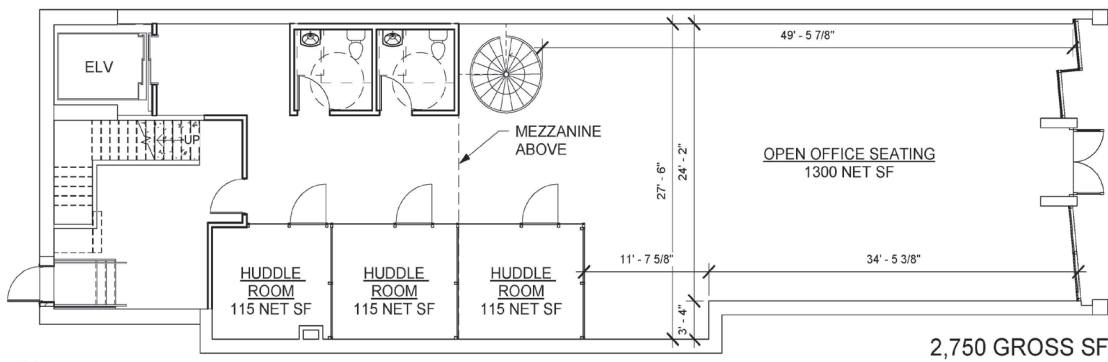
# CONCEPT PLANS

MEZZANINE: ± 1,135 GROSS SF

FIRST FLOOR: ± 2,750 GROSS SF



② MEZZANINE  
1/8" = 1'-0"



① FIRST FLOOR  
1/8" = 1'-0"



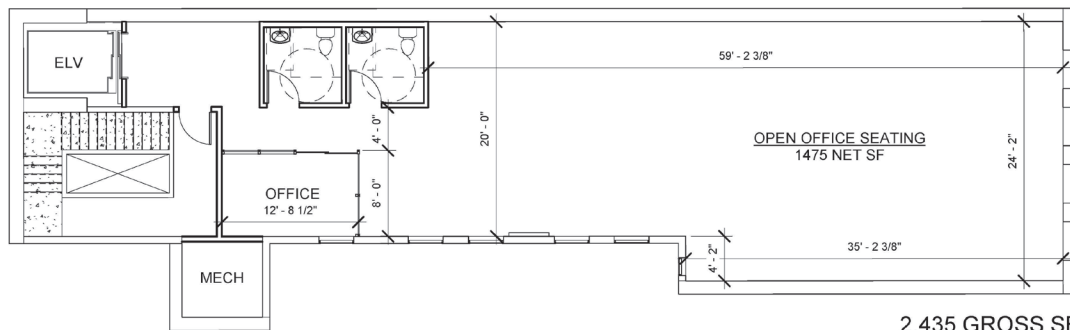
NOT FOR CONSTRUCTION

30 CAMPBELL  
FIRST FLOOR AND MEZZANINE PLANS  
10/18/2019

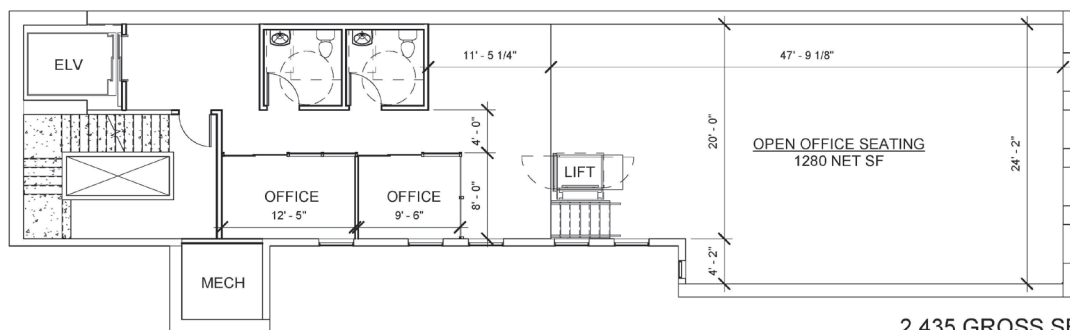
# CONCEPT PLANS

THIRD FLOOR: ±2,435 GROSS SF

SEOND FLOOR: ±2,435 GROSS SF



② THIRD FLOOR  
1/8" = 1'-0"



① SECOND FLOOR  
1/8" = 1'-0"



HILL STUDIO NOT FOR CONSTRUCTION

30 CAMPBELL  
SECOND AND THIRD FLOOR PLANS  
10/18/2019

# ROANOKE MSA

The Roanoke Region is economically diverse, providing excellent market access and the infrastructure and resources to attract a range of industries, coupled with a low cost of living and doing business as well as unparalleled outdoor amenities. The City of Roanoke is a hub for financial, health care, logistics, legal, and manufacturing for all of western Virginia. The region's diversified economy includes major operations in banking, insurance, advanced manufacturing, and automotive suppliers. Roanoke is home to one of Virginia's largest healthcare systems, Carilion Clinic, and the Fralin Biomedical Research Institute.



**331,319**  
POPULATION



**162,400**  
LABOR  
FORCE



**\$57,362**  
MEDIAN HH  
INCOME



**138,706**  
TOTAL HOUSING UNITS



**38.8%**  
ASSOCIATE  
DEGREE OR  
HIGHER

## MAJOR ATTRACTIONS

- Foot Levelers Blue Ridge Marathon (America's toughest Road Marathon)
- Down by Downtown Music Festival
- Banff Mountain Film Festival & Expo
- Taubman Museum of Art
- Smith Mountain Lake & State Park
- Science Museum of Western Virginia
- Blue Ridge Mountain & Appalachian Trail access
- Natural Bridge State Park

## MAJOR EMPLOYERS

- **10,000+ EMPLOYEES**
  - Carilion Clinic
- **1,000 – 3,000 EMPLOYEES**
  - Wells Fargo Bank
  - HCA Health Systems
  - Kroger
  - Walmart
  - Advance Auto
  - Ply Gem Windows
  - WestRock
  - UPS
  - Altec Industries

## COLLEGES & UNIVERSITIES

- **Hollins College**
  - 713 undergrad
- **Roanoke College**
  - 1,883 undergrad
- **Virginia Western Community College**
  - 1,633 undergrad

## HOSPITALS

- **Carilion Roanoke Memorial Hospital & Carilion Franklin Memorial Hospital**
- **HCA Virginia Health System**
  - LewisGale Medical Center
  - LewisGale Hospital Alleghany



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