

# ROCKLAND AVENUE INDUSTRIAL SITE

1270/1272 ROCKLAND AVENUE NORTHWEST ROANOKE, VA 24012



## OFFERING SUMMARY

**Sale Price:** \$850,000

**Lot Size:** 9.56 Acres

**Price / SF:** \$2.04

## PROPERTY OVERVIEW

Jacob Quesinberry and Adam Hardy, CCIM of Poe & Cronk Real Estate Group present a 9.56 acre industrial site on Rockland Ave NW. This corner site is zoned I-1 with approximately 1,000 feet of road frontage along Rockland Ave and Andrews Road. A concept plan shows the potential for a 86,000 square foot industrial building on this site with a large yard area/truck court.

## PROPERTY HIGHLIGHTS

- Corner site with 1,000+ feet of road frontage
- Easy access to US Route 460 and I-581
- Public utilities available



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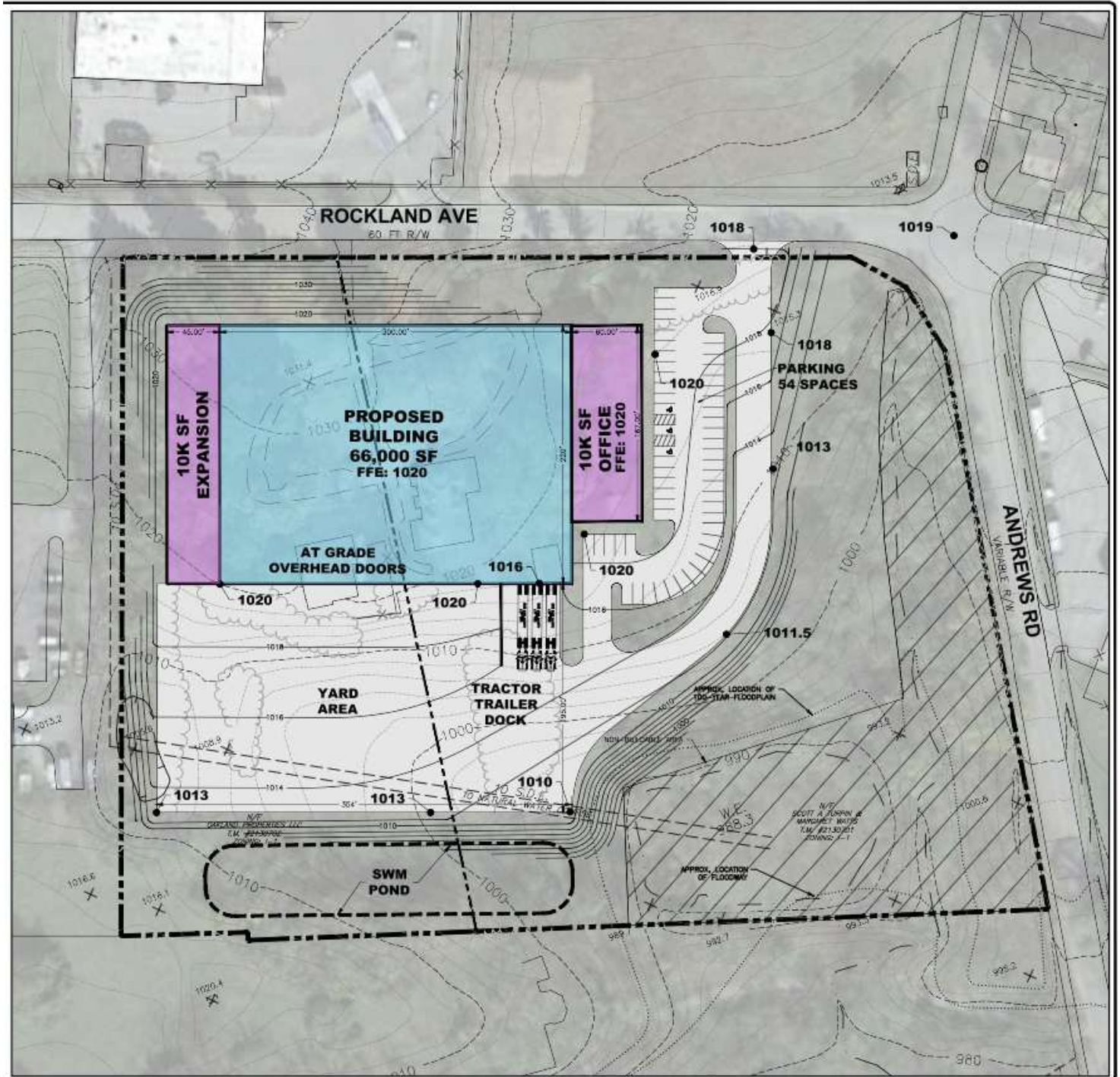
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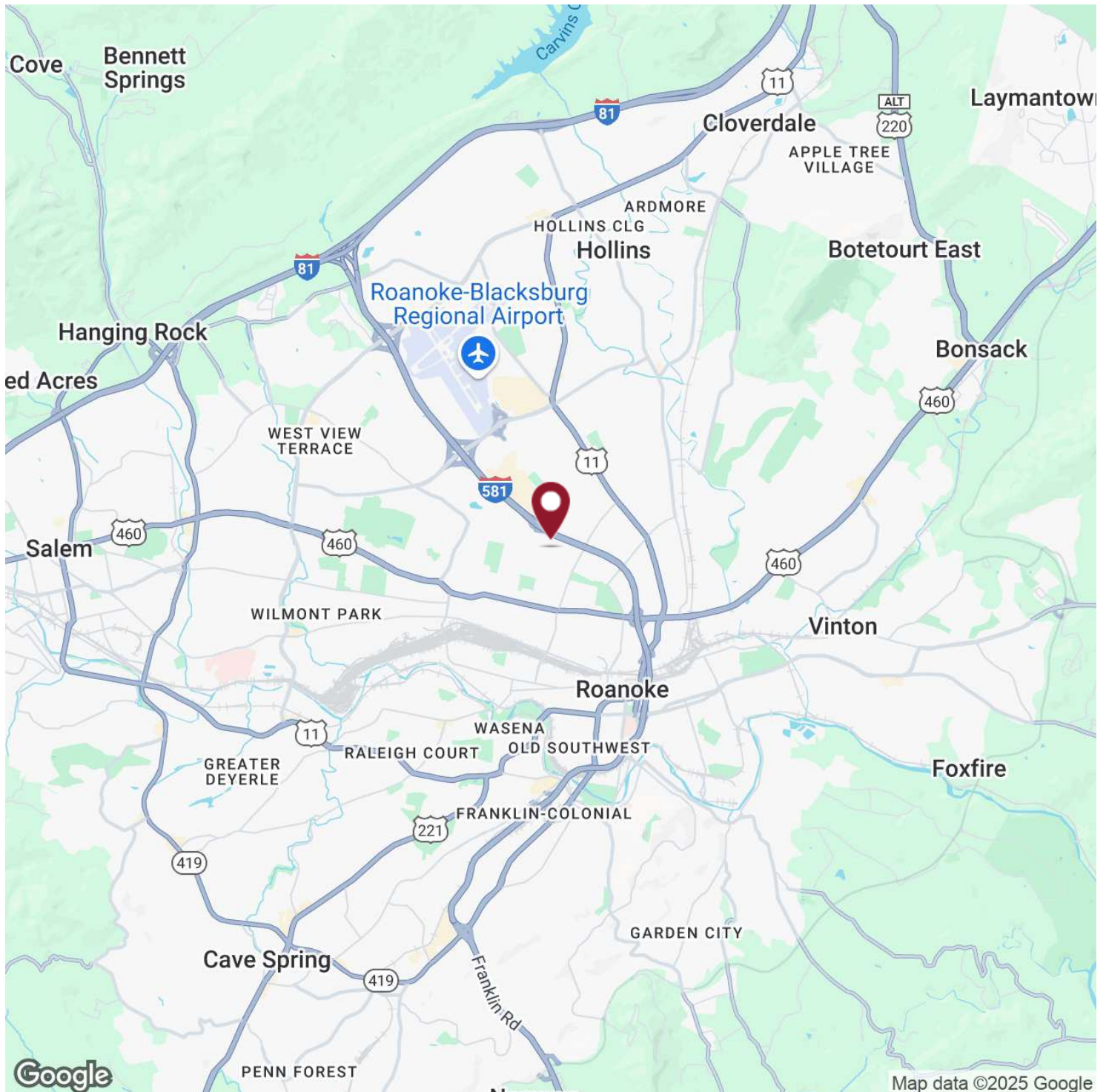
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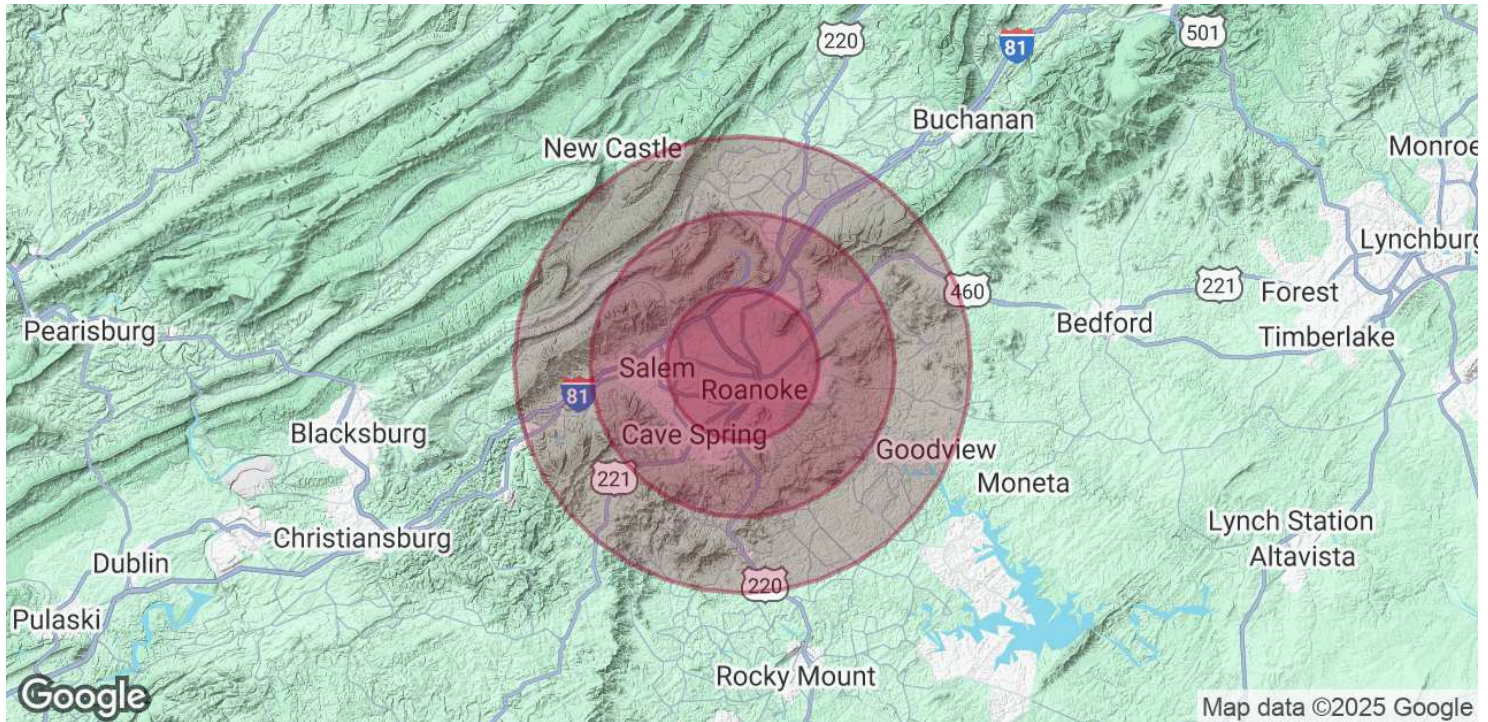
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## POPULATION

### 5 MILES

### 10 MILES

### 15 MILES

|                      |         |         |         |
|----------------------|---------|---------|---------|
| Total Population     | 150,203 | 239,335 | 270,915 |
| Average Age          | 42      | 43      | 43      |
| Average Age (Male)   | 41      | 42      | 42      |
| Average Age (Female) | 43      | 44      | 44      |

## HOUSEHOLDS & INCOME

### 5 MILES

### 10 MILES

### 15 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 65,738    | 101,766   | 114,403   |
| # of Persons per HH | 2.3       | 2.4       | 2.4       |
| Average HH Income   | \$78,684  | \$91,039  | \$91,865  |
| Average House Value | \$258,385 | \$304,546 | \$308,621 |

Demographics data derived from AlphaMap



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