

ROANOKE BOULEVARD MULTI-TENANT RETAIL

2383 ROANOKE BOULEVARD SALEM, VA 24153



OFFERING SUMMARY

Available SF: 1,500 - 9,000 SF

Lease Rate: \$14.00 - 18.00 SF/yr
(Modified Net)

Lot Size: 1.37 Acres

Building Size: 9,000 SF

Zoning: Highway Business
District (HBD)

PROPERTY OVERVIEW

Prime Retail Opportunity - This 9,000 square foot building presents a unique retail opportunity in a high-visibility location. Currently offered as a shell, the property is a blank canvas ready to be transformed. Ownership is committed to investing in the future of this space, with plans underway to upgrade the building façade and enhance curb appeal. In addition, tenant improvement allowances are available for qualified tenants, providing flexibility to customize interiors to meet a wide range of retail concepts. Ideal for food and beverage, boutique shops, or experiential uses looking to establish a strong presence in a growing market.

PROPERTY HIGHLIGHTS

- Multi-Tenant Retail / Office Suites with Ample Parking
- Located near Major Employers with 2,000+ Employees
- High Traffic Location with 20,000 AWT
- Tenant Improvement Allowance Available
- Commercial Kitchen Available



EVAN ZACHMANN

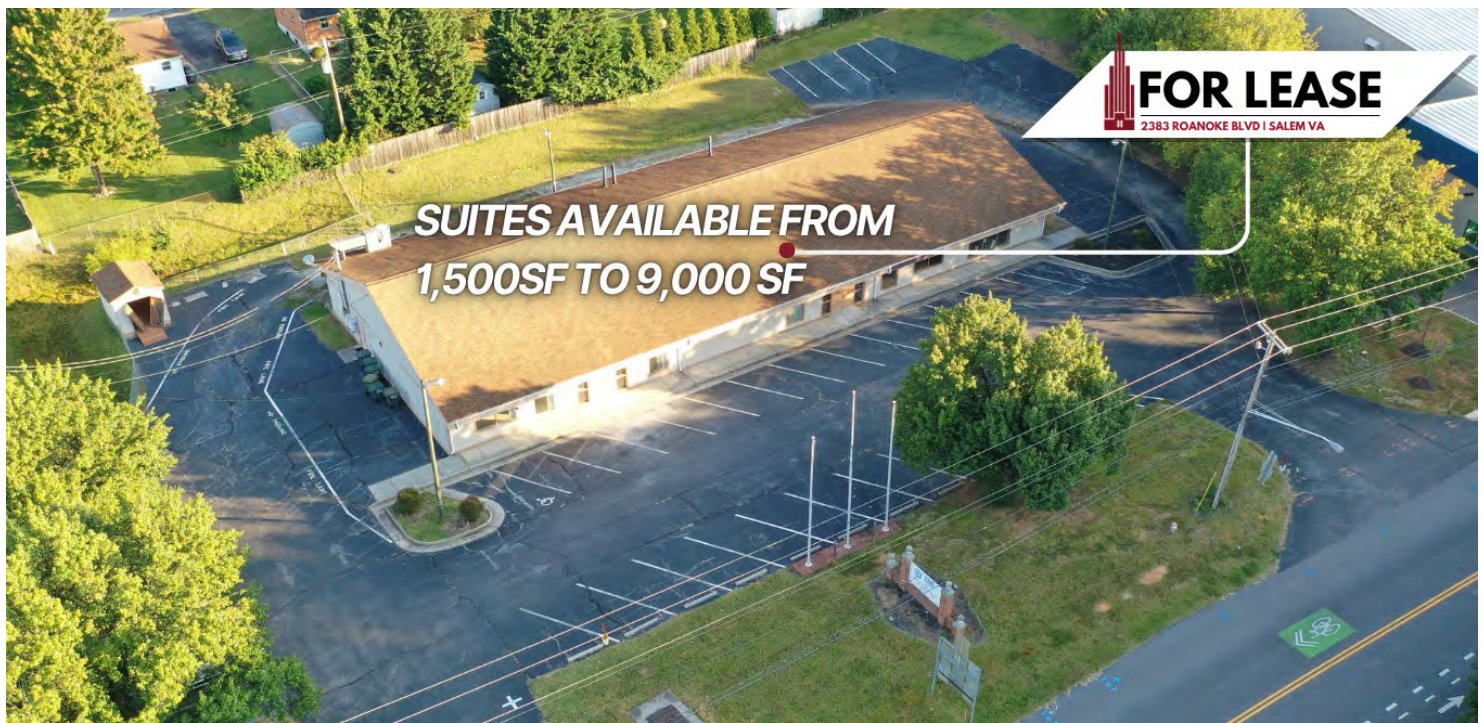
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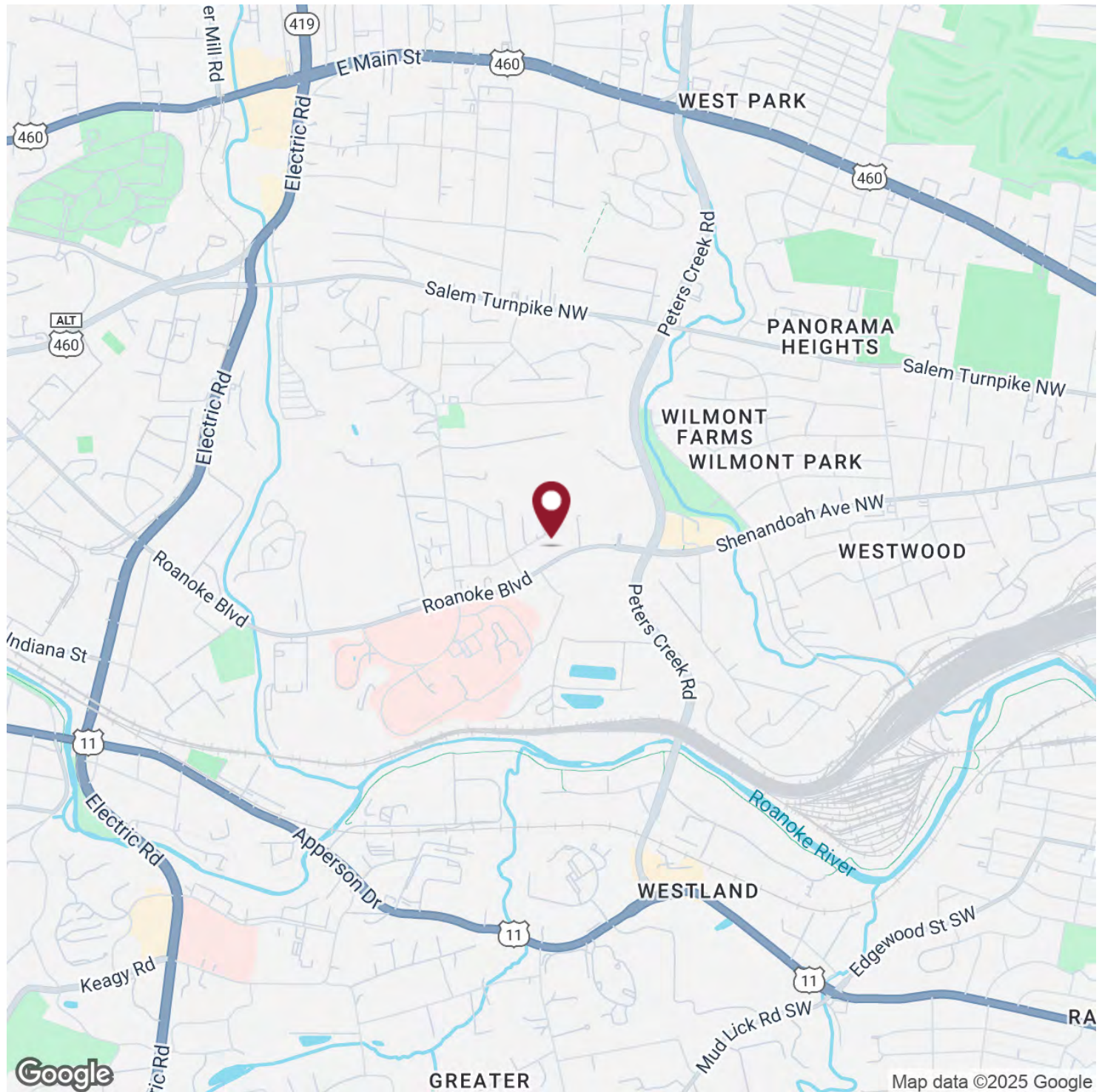


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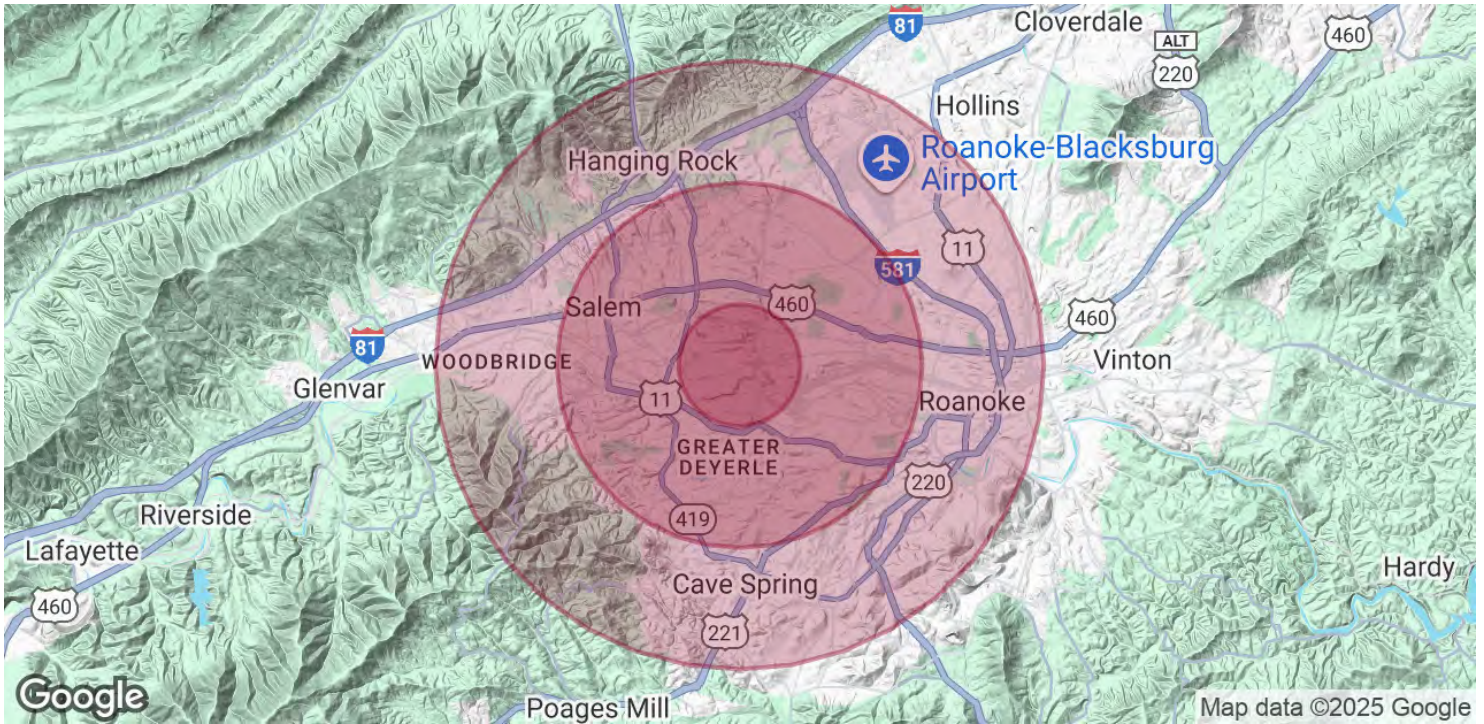
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,142	64,389	142,550
Average Age	44	42	42
Average Age (Male)	44	41	41
Average Age (Female)	45	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,498	27,597	61,706
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$67,261	\$86,240	\$87,906
Average House Value	\$186,850	\$258,832	\$292,945

Demographics data derived from AlphaMap



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