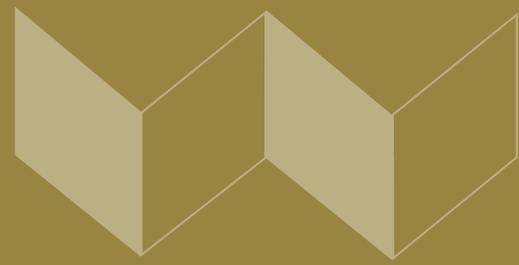


631 Peters Creek Rd NW, Roanoke, VA 24017

CREEKSIDE CENTER



PROPERTY DESCRIPTION

This is a popular retail strip with long-term, strong tenants. The single-story building with plentiful parking has easy access to a signaled intersection. There is good signage along Peters Creek Road. Food Lion anchors on the adjacent parcel. The strip center is located at the intersection of Shenandoah Avenue and Peters Creek Road, both of which are well-traveled routes between Salem and Roanoke VA. The property is surrounded by a strong residential base.

PROPERTY HIGHLIGHTS

- Highly visible location
- Centrally located to Salem and Roanoke
- Annual average daily traffic of 33,000 vehicles per day
- Strong residential neighborhood base
- Nearby anchors include Food Lion and Family Dollar

OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$12.00 SF/yr (MG) |
| Available SF: | 1,400 - 1,750 SF |
| Lot Size: | 1.61 Acres |
| Building Size: | 16,530 SF |

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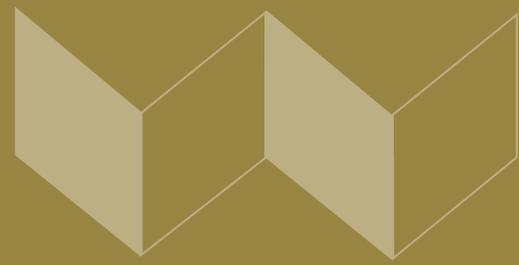
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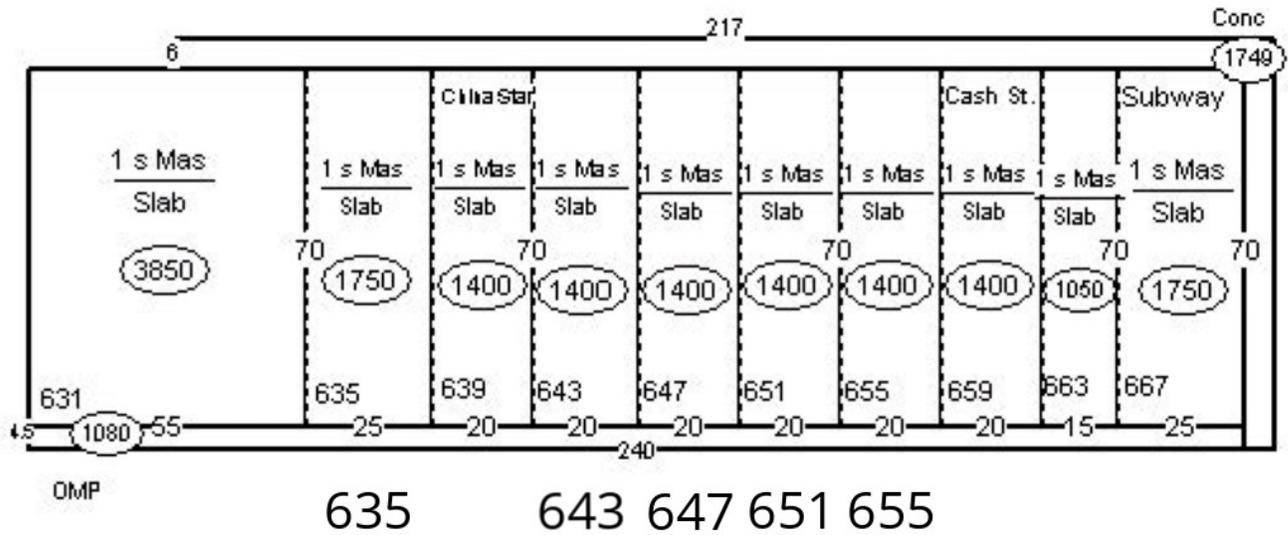
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BUILDING PLAN



Creekside Center

631 Peters Creek Rd



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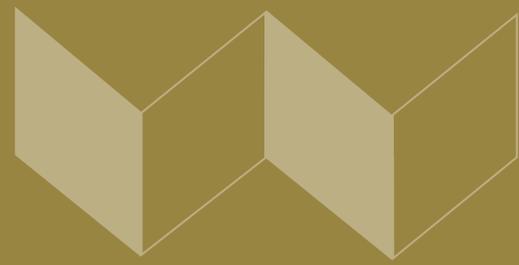
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LEASE SPACES



LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|-----------------|
| Lease Type: | MG | Lease Term: | 36 to 60 months |
| Total Space: | 1,400 - 1,750 SF | Lease Rate: | \$12.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|----------------|---------------|--|
| 635 | Available | 1,750 SF | Modified Gross | \$12.00 SF/yr | Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr |
| 643 | Available | 1,400 SF | Modified Gross | \$12.00 SF/yr | Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr |
| 647 | Available | 1,400 SF | Modified Gross | \$12.00 SF/yr | Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr |
| 651 | Available | 1,400 SF | Modified Gross | \$12.00 SF/yr | Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr |
| 655 | Available | 1,400 SF | Modified Gross | \$12.00 SF/yr | Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr |

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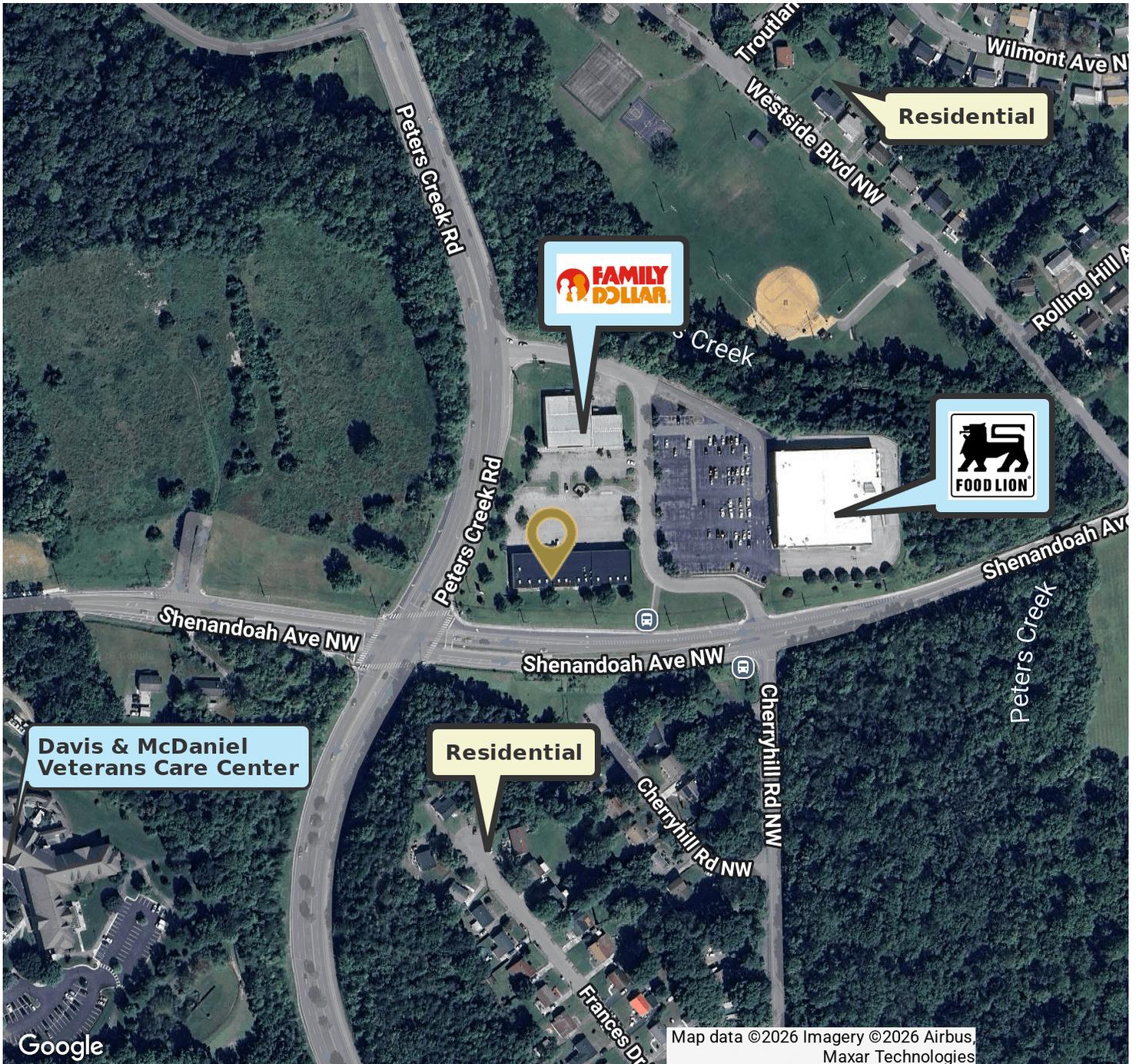
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AREA HIGHLIGHTS



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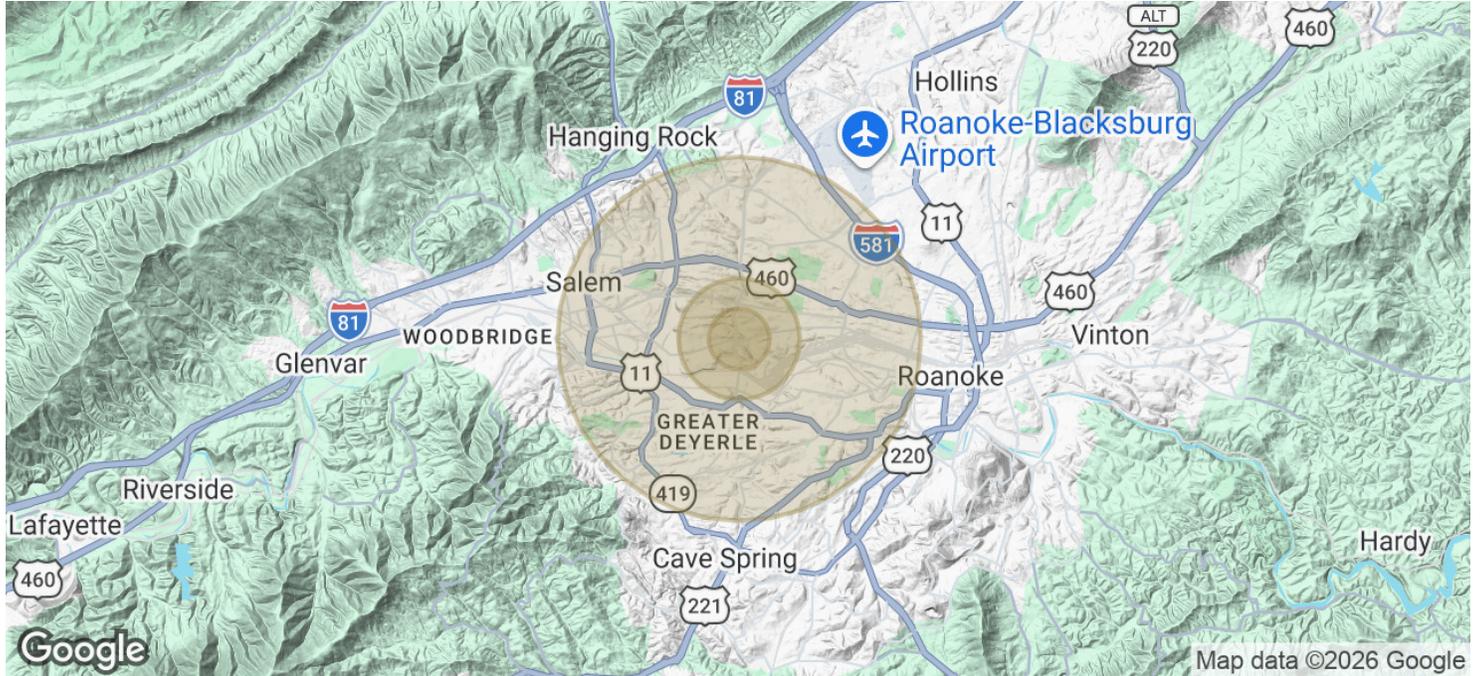
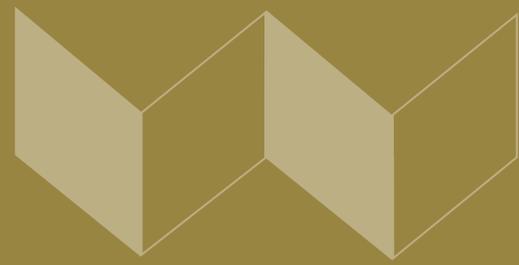
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DEMOGRAPHICS



| POPULATION | 0.5 MILES | 1 MILE | 3 MILES |
|----------------------|-----------|--------|---------|
| Total Population | 1,919 | 6,346 | 65,625 |
| Average Age | 43 | 42 | 42 |
| Average Age (Male) | 42 | 41 | 40 |
| Average Age (Female) | 42 | 42 | 43 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 741 | 2,562 | 28,335 |
| # of Persons per HH | 2.6 | 2.5 | 2.3 |
| Average HH Income | \$61,866 | \$60,408 | \$82,793 |
| Average House Value | \$157,009 | \$168,812 | \$247,791 |

Demographics data derived from AlphaMap

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