

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Introducing a prime retail opportunity in Roanoke, VA! This retail complex consists of three buildings totaling 16,040 SF, offering 17 units for a versatile and diverse tenant landscape. Built in 1975 and zoned C2S, this property presents flexible commercial use options. Its excellent visibility ensures maximum retail exposure, making it an ideal investment for street retail enthusiasts. Whether you're looking to diversify your investment portfolio or establish a solid retail presence, this property promises an exceptional opportunity in a sought-after Roanoke location.

## PROPERTY HIGHLIGHTS

- 17 units for diverse tenant opportunities
- Zoned C2S for versatile commercial use
- Prime location in Roanoke, VA
- Excellent visibility for retail exposure

## OFFERING SUMMARY

Sale Price:	\$1,650,000
Number of Units:	17
Lot Size:	1.54 Acres
Building Size:	16,040 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,474	18,688	48,935
Total Population	6,276	45,139	116,938
Average HH Income	\$78,412	\$70,685	\$77,044

MORGAN MYERS

Associate

540.815.6252

mmyers@waldvogelcommercial.com

MIKE SINNOTT

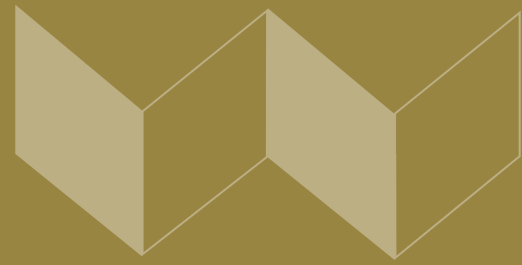
Associate

540.339.7780

msinnott@waldvogelcommercial.com



# ADDITIONAL PHOTOS



**MORGAN MYERS**

Associate

540.815.6252

[mmyers@waldvogelcommercial.com](mailto:mmyers@waldvogelcommercial.com)

**MIKE SINNOTT**

Associate

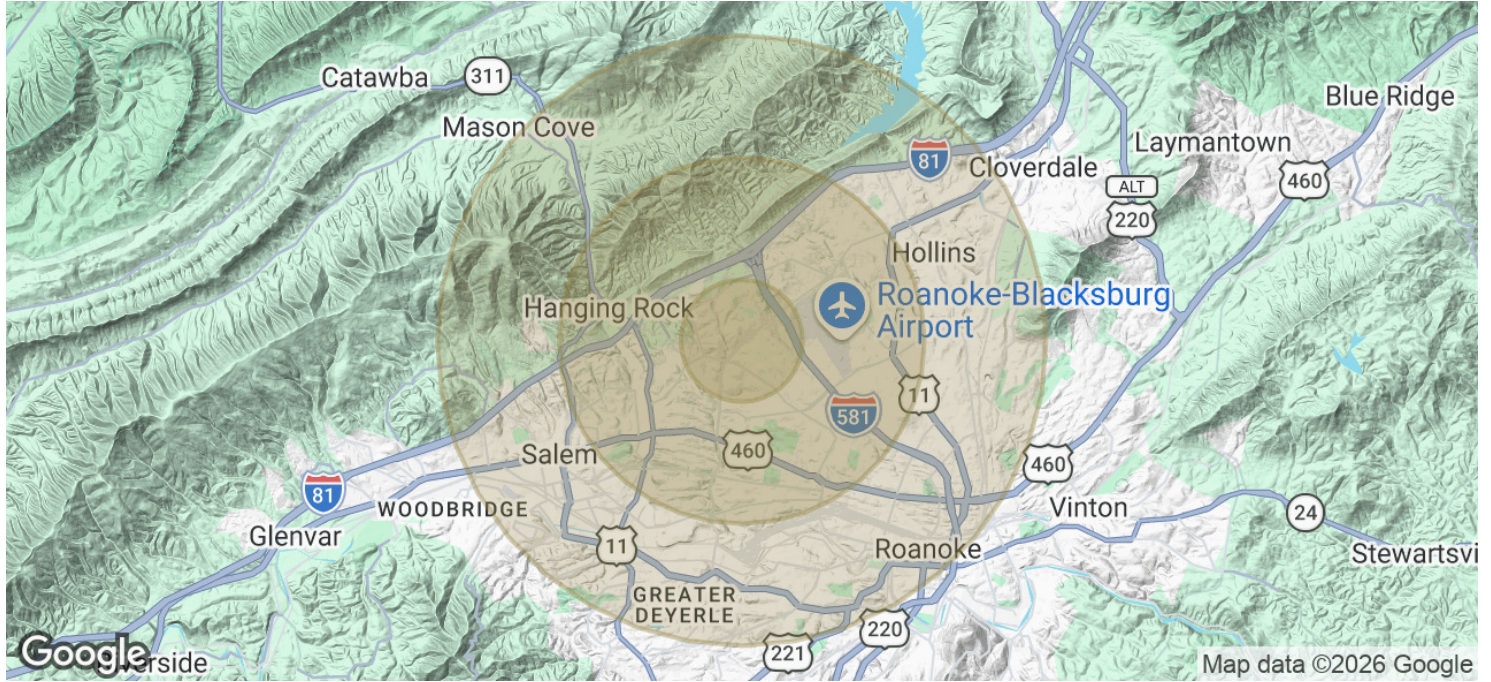
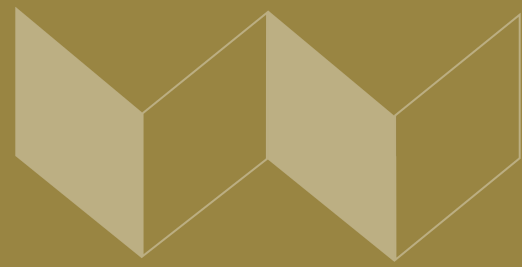
540.339.7780

[msinnott@waldvogelcommercial.com](mailto:msinnott@waldvogelcommercial.com)





# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,276	45,139	116,938
Average Age	41.8	39.2	39.9
Average Age (Male)	42.5	38.5	38.4
Average Age (Female)	44.0	39.9	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,474	18,688	48,935
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$78,412	\$70,685	\$77,044
Average House Value	\$212,999	\$193,999	\$224,933

2023 American Community Survey (ACS)

**MORGAN MYERS**  
 Associate  
 540.815.6252  
 mmyers@waldvogelcommercial.com

**MIKE SINNOTT**  
 Associate  
 540.339.7780  
 msinnott@waldvogelcommercial.com

