



FOR SALE

**3768 CHALLENGER AVE
ROANOKE, VA 24012**

PRICE **\$595,000**

ACRES **+/- 1.96**

High visibility location - 35,000 AADT

1.5 miles from Cloverdale Road that
leaves to I-81 and 220N

3.5 miles to downtown Roanoke



Hall Associates
Commercial Real Estate Solutions

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PROPERTY OVERVIEW

This is an outstanding opportunity to own one of the few commercial sites left with road frontage on the north side of 460/Challenger Ave, located in Roanoke County just over the Roanoke City border. Strong retailers nearby - Starbucks, Kroger, Wal-Mart, Lowe's, Chick-Fil-A, and CVS.

ZONING	C-1
ACRES	+/- 1.96
PARCEL	050.05-01-24.00-0000
UTILITIES	Water, Sewer
TOPOGRAPHY	Rolling



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