



FOR SALE | 4,242 SF RETAIL/GARAGE

**5135 WILLIAMSON ROAD**

**ROANOKE, VIRGINIA 24012**



CUSHMAN &  
WAKEFIELD

**THALHIMER**



# 5135 Williamson Road

## Roanoke, Virginia 24012

### Property Overview

- 4,242 SF freestanding building For Sale
  - Building 1: Retail 3,000 SF
  - Building 2: Garage 1,242 SF
- Located on prime commercial corridor near Airport and Valley View
- Large building signage
- Near major retail hub at Crossroads and Valley View Mall
- Adjacent to high traffic retail and travel destinations such as the Roanoke Blacksburg Airport, Valley View Mall, Crossroads Center, and Towne Square
- On Roanoke's original commercial driving strip
- Sales Price \$610,000

### Building Highlights

4,242  
TOTAL SF

0.33  
ACRES

1976  
BUILT



### Nearby Retail /Restaurants





# 5135 Williamson Road

## Roanoke, Virginia 24012

## Location Overview





# 5135 Williamson Road

## Roanoke, Virginia 24012





126,323  
POPULATION



\$79,667  
AVERAGE  
INCOME



152,785  
DAYTIME  
EMPLOYEE  
POPULATION

DEMOGRAPHICS	DEMOGRAPHICS		
	1 MILE	3 MILES	5 MILES
Population	9,880	56,332	126,323
Average Household Income	\$77,116	\$74,860	\$79,667
Daytime Employee Population	10,563	62,071	152,785





## FOR MORE INFORMATION, CONTACT:

### **Price Gutshall**

Vice President  
540 767 3011  
[price.gutshall@thalhimer.com](mailto:price.gutshall@thalhimer.com)

### **Wyatt Poats**

Senior Associate  
540 767 3008  
[wyatt.poats@thalhimer.com](mailto:wyatt.poats@thalhimer.com)

Thalhimer  
310 First Street, Suite 300  
Roanoke, VA 24011  
[thalhimer.com](http://thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**