

# 3916 BRAMBLETON AVE

ROANOKE, VA 24018

FOR LEASE



## LOCATION DESCRIPTION

Located off US-221 in Roanoke, Virginia

## PROPERTY HIGHLIGHTS

- 4,180 SF available now
- Highly visible location with full access
- Across from successful Kroger in affluent Cave Springs suburbs of Roanoke
- +/- 0.50 Mile to Proposed New Publix
- Traffic Count (ADT): Brambleton Ave - 22,000



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,633	53,219	109,924
Total Households	3,818	24,130	48,750
Average HH Income	\$92,978	\$118,031	\$100,627
Median HH Income	\$69,717	\$81,431	\$67,309

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## SUITE

## SPACE SIZE

Available

4,180 SF



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