

GRANDIN VILLAGE

Welcome to historic Grandin Village!

CUSHMAN & WAKEFIELD | THALHIMER

**1323 GRANDIN ROAD SW
Roanoke, Virginia**

BANK BRANCH FOR LEASE



Property Overview

This ±3,757 SF Turnkey Bank branch offers a functional, move in ready layout with the existing infrastructure for a turnkey bank branch. The suite includes a customer facing reception and teller area, private offices, meeting rooms, file and support areas, restrooms, a secure vault, and drive through capability.

The existing configuration provides flexibility for continued financial services use, while also offering an adaptable layout for office, professional service, institutional, or community focused users seeking a prominent Grandin Village location.

Turnkey Former Bank Branch

±3,757 SF Bank branch with teller counter, customer lobby, offices, meeting rooms, support areas, secure vault, and drive through capability.

Functional Existing Layout

Traditional bank branch configuration with customer facing space, private work areas, back-office support, restrooms, and secure storage.

Existing Bank Infrastructure

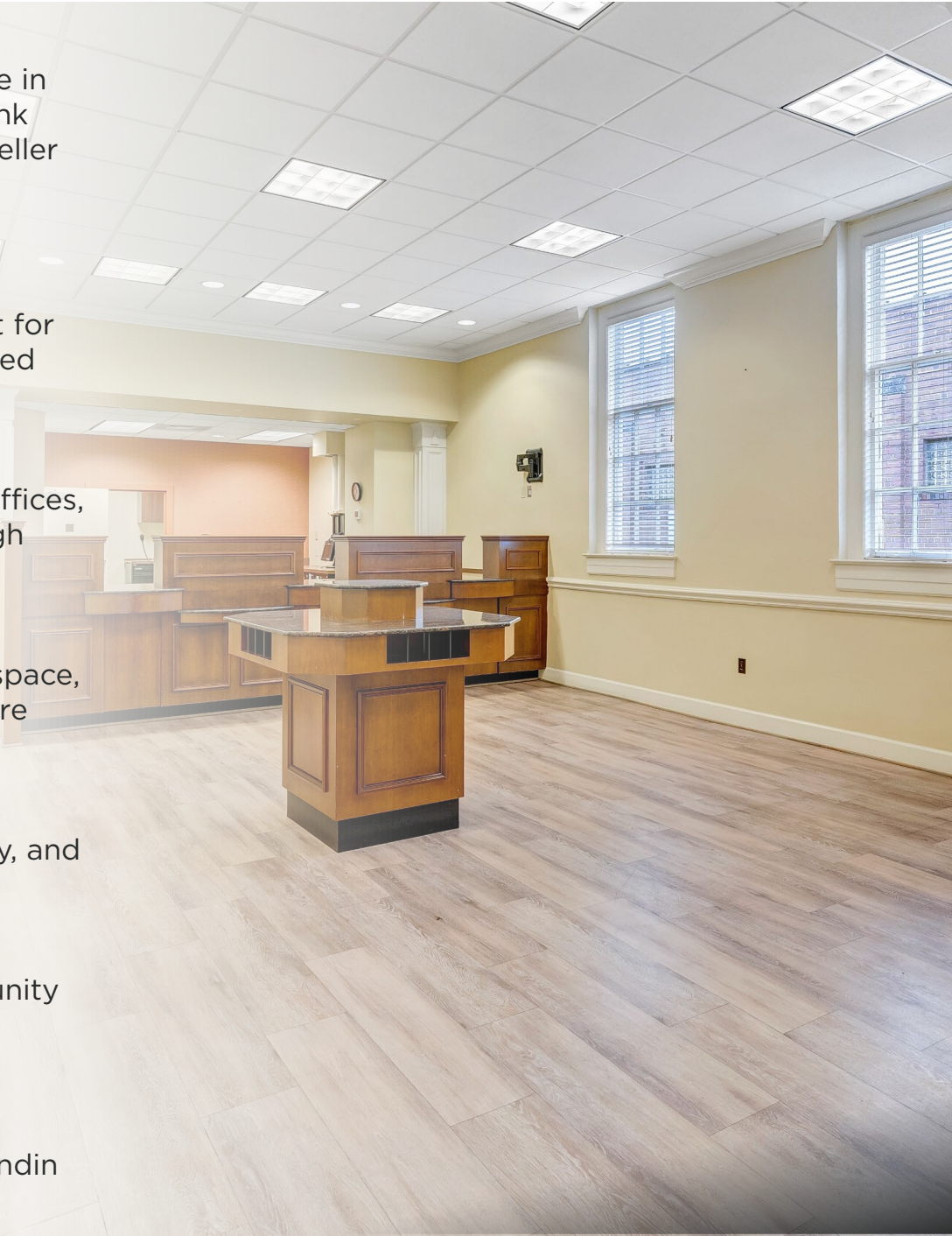
Includes teller counters, secure vault, drive through capability, and operational features for continued financial services use.

Flexible Reuse Potential

Well suited for bank, professional office, institutional, community services, or other office-oriented users.

Grandin Village Location

Located in historic Grandin Village near restaurants, retail, residential neighborhoods, and strong daily traffic along Grandin Road.



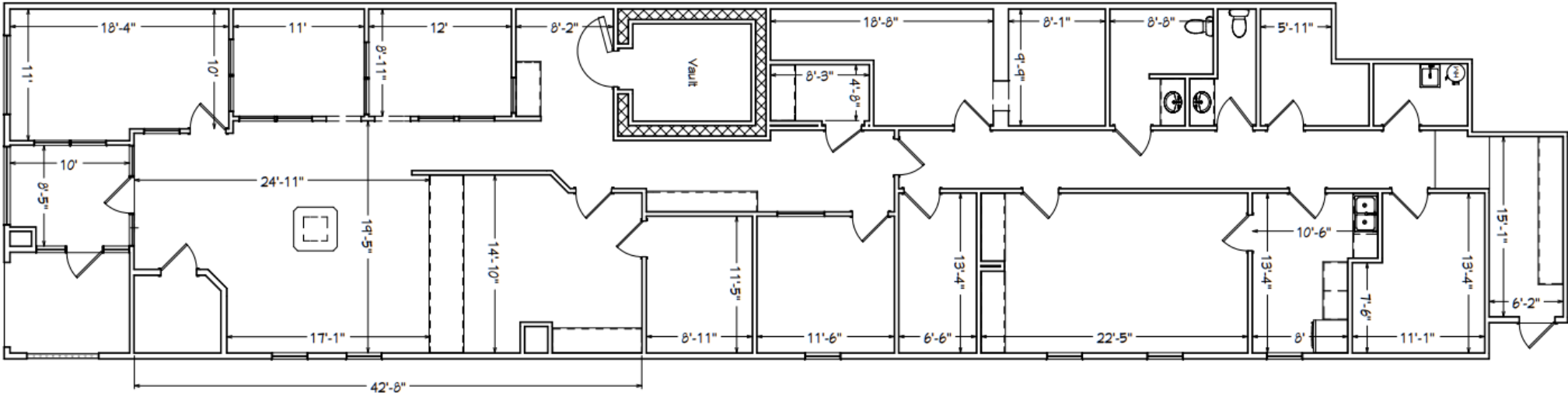
Suite Overview

ADDITIONAL FACILITY AVAILABLE FOR LEASE
Office Suite Also Available

LOCATED AT
1329 Grandin Road | Roanoke, VA

Lease Terms	
Lease Rate	\$19.00/SF/Yr
Monthly Rent	±\$5,948.58 per month
Lease Structure	Modified Gross
Tenant Responsibilities	Water, electricity, interior suite maintenance, phone, internet, and business specific services
Landlord Responsibilities	Real estate taxes, property insurance, and common area maintenance

THIS DRAWING IS NOT AN ARCHITECTURAL RENDERING
IT IS FOR THE SOLE PURPOSE OF SHOWING THE APPROXIMATE EXISTING FLOOR PLAN AND ITS APPROXIMATE DIMENSIONS.



Property Photos





DEMOGRAPHICS



158,951

5 MILE POPULATION



\$90,507

1 MILE AVERAGE HOUSEHOLD INCOME



188,284

5 MILE DAYTIME POPULATION



69,496

5 MILE # HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
Estimated Population	10,895	76,239	158,951
# Households	5,009	34,670	69,496
Education Bachelors & Above	42.3%	35.1%	33.5%
Average Household Income	\$90,507	\$85,741	\$89,336
Daytime Population	7,431	106,712	188,284
Median Age	40.0	40.3	41.2

Location Map



LOCATION AERIAL





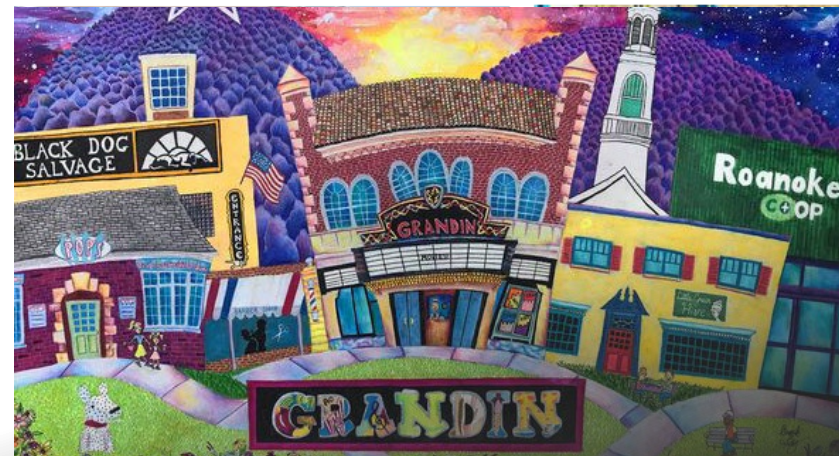
Grandin Village is one of Roanoke's most distinctive neighborhood commercial districts, offering the rare combination of historic character, walkable amenities, local businesses, and surrounding residential density. Centered around the intersection of Grandin Road and Memorial Avenue, the Village has long served as a community gathering place for Southwest Roanoke, blending everyday convenience with a creative, locally driven atmosphere.

Listed on the National Register of Historic Places, Grandin Village is recognized as one of Roanoke's best examples of a mixed-use urban village. Its streetscape is defined by historic architecture, independent retailers, restaurants, community events, and the iconic Grandin Theatre, a restored 1932 Art Deco cinema that remains one of the area's most recognizable cultural landmarks.

The area captures the essence of a true live work neighborhood. Residents can walk from nearby homes to coffee shops, restaurants, offices, fitness, entertainment, and daily services, while businesses benefit from consistent neighborhood traffic and a loyal local customer base. Grandin Village's appeal comes from its authenticity. It is not a manufactured retail center, but an established community district with history, personality, and a strong sense of place.

The surrounding neighborhoods of Raleigh Court, Virginia Heights, Wasena, and Grandin Court further strengthen the location, creating a built-in customer base and a highly connected urban village environment. With nearby access to the Roanoke River Greenway, Wasena Park, Towers Shopping Center, Downtown Roanoke, and major employment centers, Grandin Village offers a unique blend of neighborhood charm, lifestyle amenities, and citywide connectivity.

For office, service, retail, and neighborhood-oriented users, Grandin Village provides more than a location. It offers a recognizable identity, a walkable setting, and a community centered environment that continues to be one of Roanoke's most beloved and enduring commercial districts.



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