



**PRICE IMPROVEMENT
FOR SALE | 4,242 SF ACROSS TWO BUILDINGS**

**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
- **PRICE IMPROVEMENT \$610,000-\$549,000**

Building Highlights

4,242	0.33	1976
TOTAL SF	ACRES	BUILT

FLOORS	One (1)
ZONING	CG (Roanoke City)
PARKING	10 spaces (4.22 per 1,000 SF)
TRAFFIC COUNTS	15,274 VPD – Williamson Road

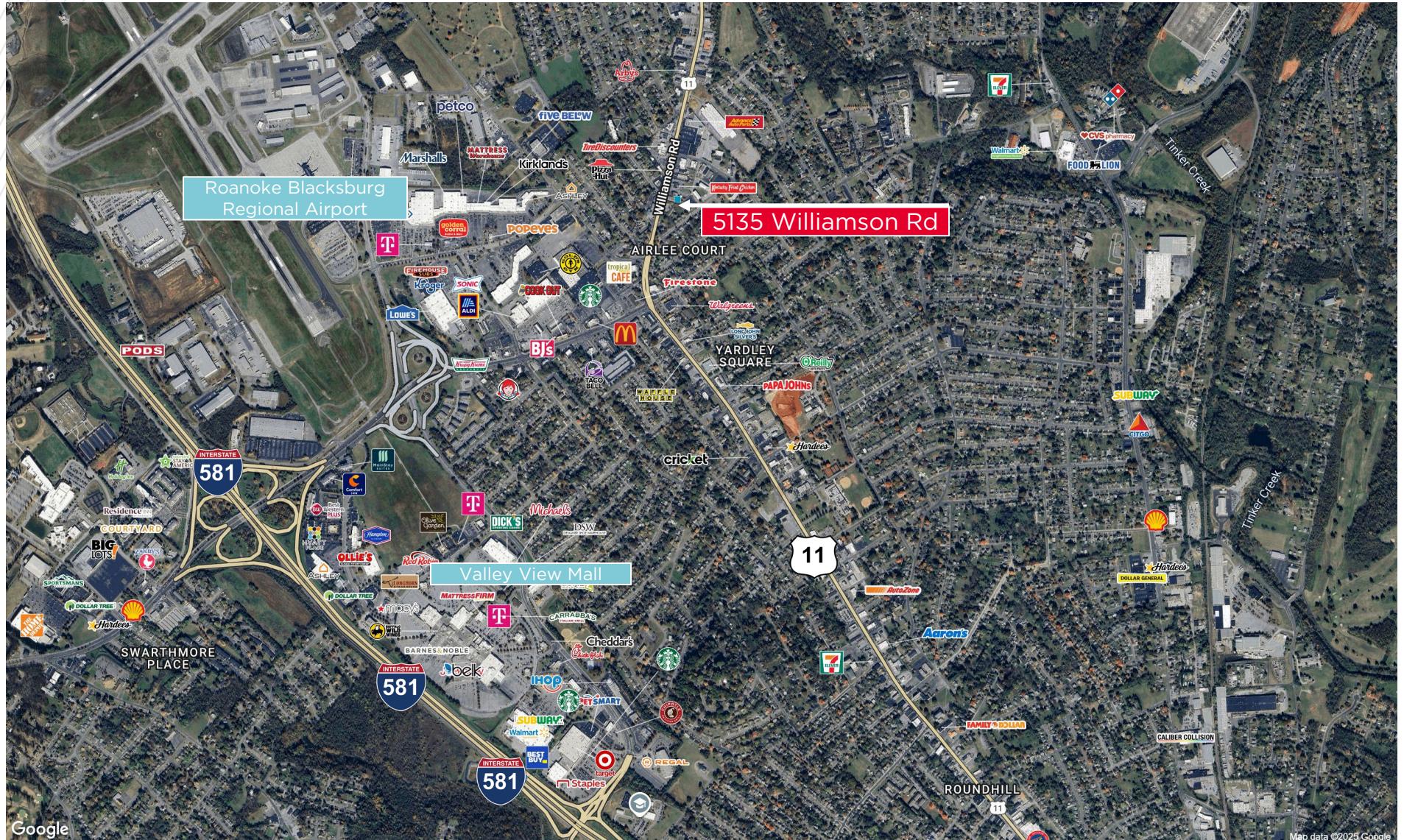


Nearby Retail /Restaurants



5135 Williamson Road Roanoke, Virginia 24012

Location Overview



5135 Williamson Road

Roanoke, Virginia 24012



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

Wyatt Poats

Vice President
540 767 3008
wyatt.poats@thalhimer.com

Thalhimer

310 First Street, Suite 300
Roanoke, VA 24011
thalhimer.com

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

Cushman & Wakefield | Thalhimer © 2026. 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.



THALHIMER