



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



### Nearby Retail /Restaurants

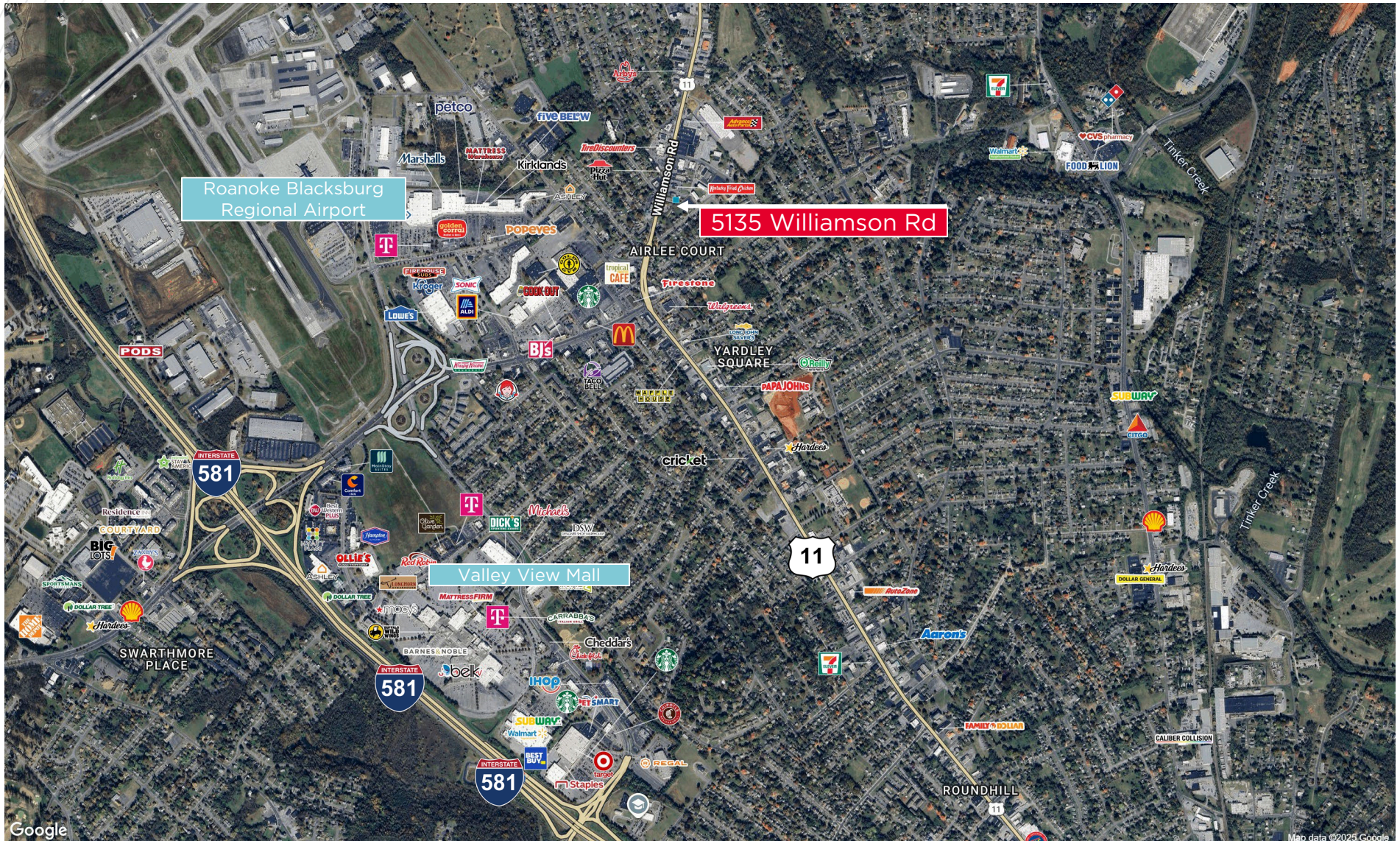




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## Location Overview





# 5135 Williamson Road

Roanoke, Virginia 24012



126,323  
POPULATION

\$79,667  
AVERAGE  
INCOME

152,785  
DAYTIME  
EMPLOYEE  
POPULATION

DEMOGRAPHICS	1 MILE		
	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:

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