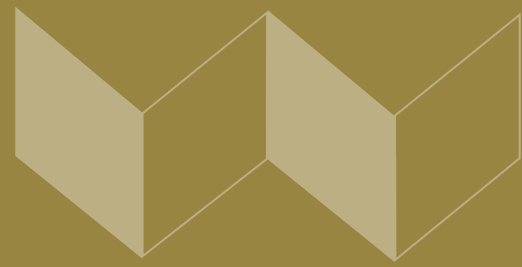


631 Peters Creek Rd NW, Roanoke, VA 24017

# CREEKSIDE CENTER



## PROPERTY DESCRIPTION

This is a popular retail strip with long-term, strong tenants. The single-story building with plentiful parking has easy access to a signaled intersection. There is good signage along Peters Creek Road. Food Lion anchors on the adjacent parcel. The strip center is located at the intersection of Shenandoah Avenue and Peters Creek Road, both of which are well-traveled routes between Salem and Roanoke VA. The property is surrounded by a strong residential base.

## PROPERTY HIGHLIGHTS

- Highly visible location
- Centrally located to Salem and Roanoke
- Annual average daily traffic of 33,000 vehicles per day
- Strong residential neighborhood base
- Nearby anchors include Food Lion and Family Dollar

## OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| Lease Rate:      | \$12.00 SF/yr (MG) |
| Number of Units: | 4                  |
| Available SF:    | 1,400 - 1,750 SF   |
| Lot Size:        | 70,001 SF          |
| Building Size:   | 16,580 SF          |

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President & CEO

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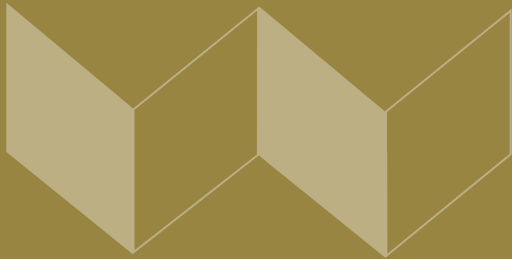
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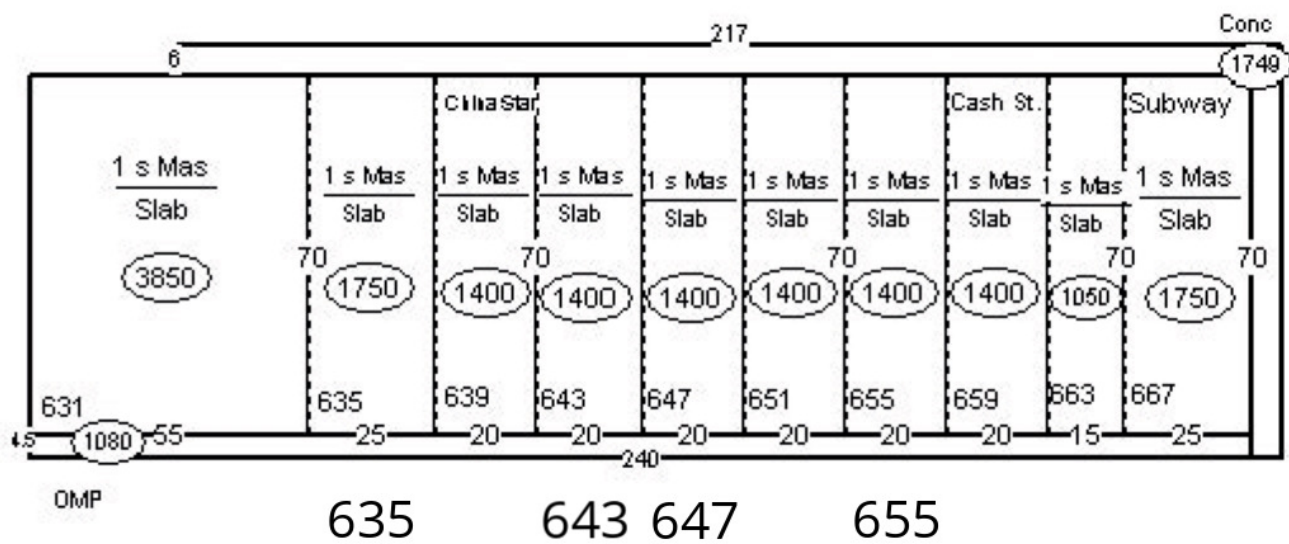


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# BUILDING PLAN



Creekside Center  
631 Peters Creek Rd



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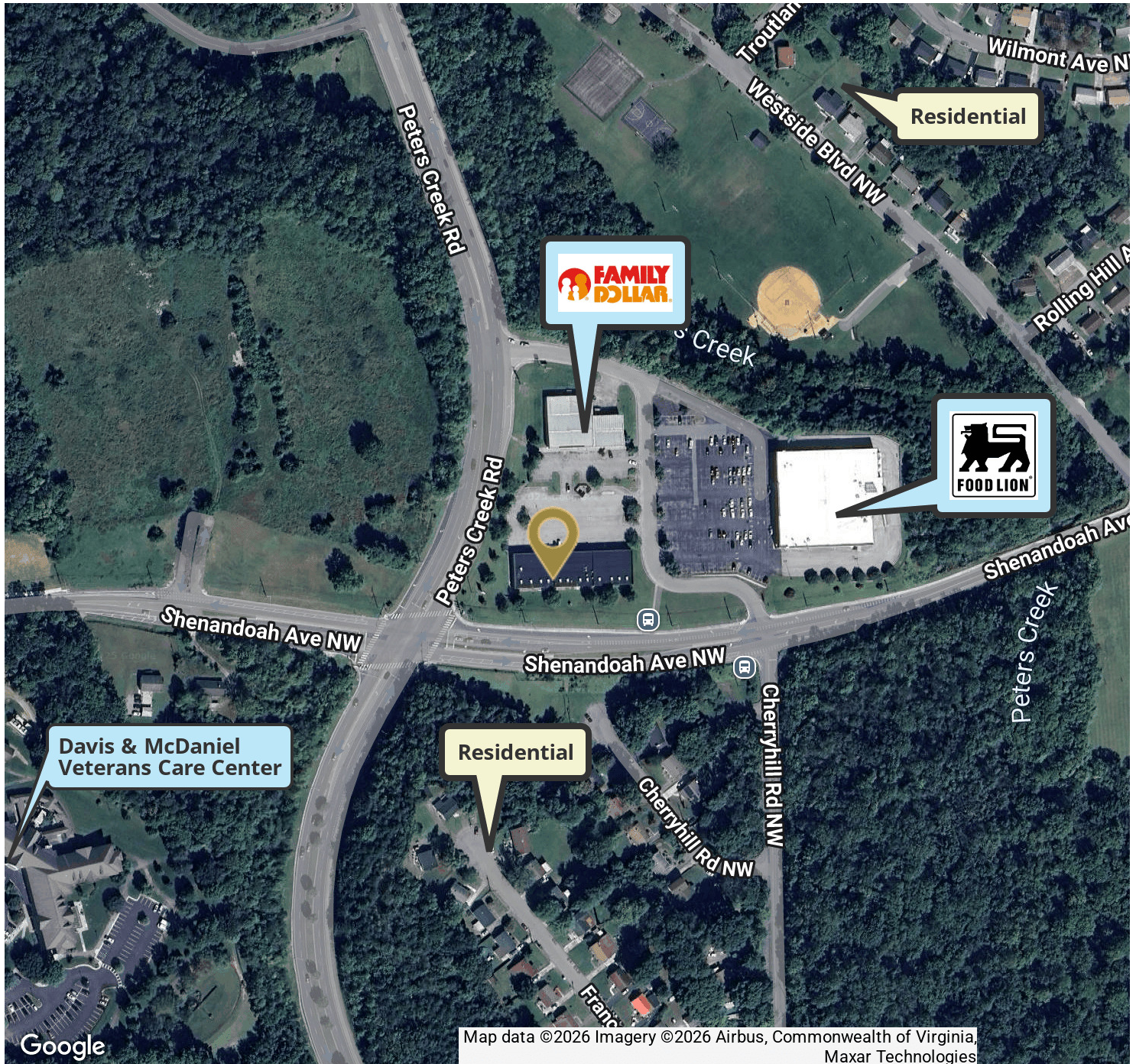
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# AREA HIGHLIGHTS



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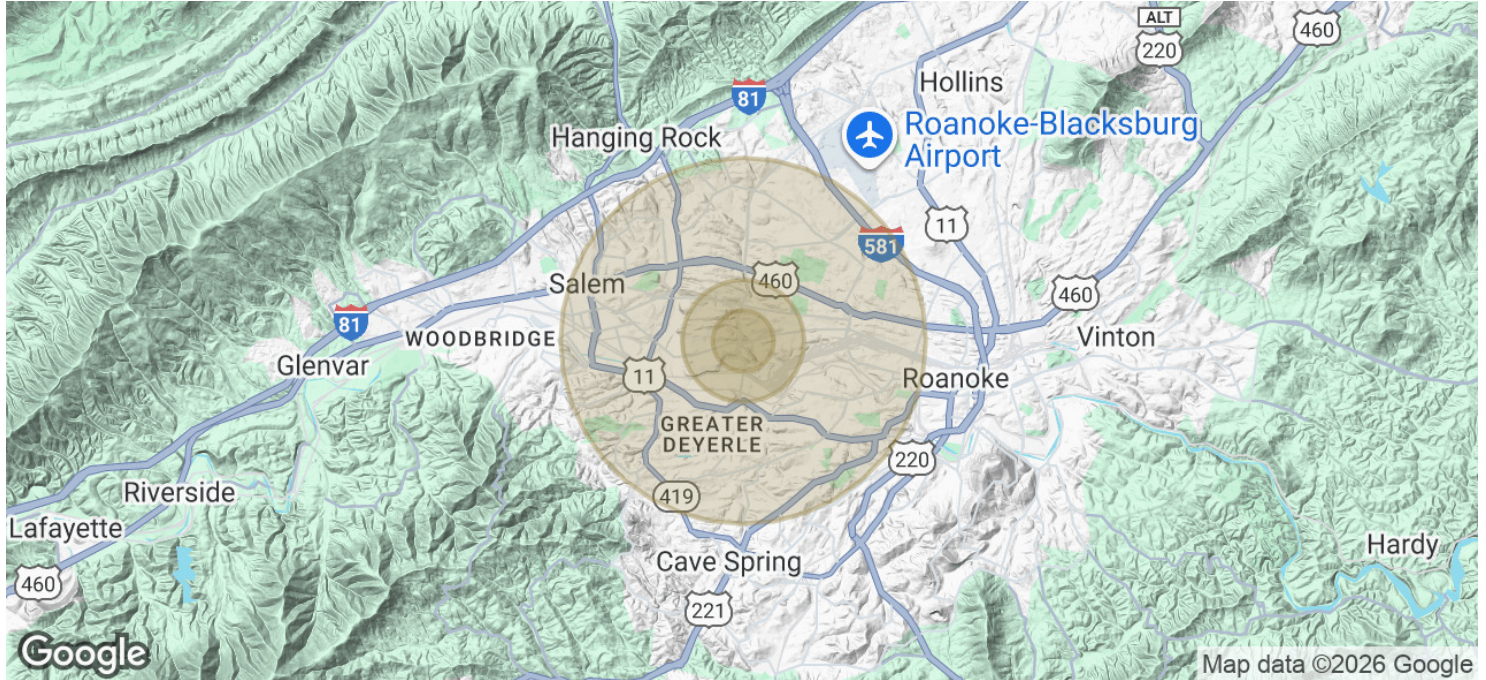
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# DEMOGRAPHICS



| POPULATION           | 0.5 MILES | 1 MILE | 3 MILES |
|----------------------|-----------|--------|---------|
| Total Population     | 1,919     | 6,346  | 65,625  |
| Average Age          | 43        | 42     | 42      |
| Average Age (Male)   | 42        | 41     | 40      |
| Average Age (Female) | 42        | 42     | 43      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 741       | 2,562     | 28,335    |
| # of Persons per HH | 2.6       | 2.5       | 2.3       |
| Average HH Income   | \$61,866  | \$60,408  | \$82,793  |
| Average House Value | \$157,009 | \$168,812 | \$247,791 |

Demographics data derived from AlphaMap

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