

RETAIL SPACE FOR LEASE: 7,500 SQ FT

1641 Blue Ridge Blvd | Troutville, VA 24175



AVAILABLE

- Unit #1651: 7,500 square feet

HIGHLIGHTS

- Anchored by Food Lion grocery store
- Just a 25-minute drive from Roanoke Regional-Woodrum Field Airport
- Located next to Coyner Mountain Overlook

TRAFFIC COUNT

- 22,000 vehicles per day on Blue Ridge Boulevard



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	1,239	12,459	33,238
Average Household Income	\$107,927	\$111,238	\$105,468
Daytime Population	1,058	9,637	30,031

CONTACT **Kreg Ramey**

(423) 968-5971 (Office)
(423) 967 - 4880 (Cell)
kramey@ira-realty.com

Troutville, Virginia

SITE PLAN



MIDRANGE AERIAL



EXTERIOR PHOTOS

