



FRONTING
ROSES SHOPPING CENTER
ST. PAUL, VIRGINIA



RETAIL OUTPARCEL OPPORTUNITY

FRONTING ROSES SHOPPING CENTER

ST. PAUL, VIRGINIA

Highly visible commercial outparcel located within the dominant retail corridor serving St. Paul, Virginia, surrounded by established national and regional retailers and well-suited for a drive-thru coffee or quick-service concept.

PROPERTY HIGHLIGHTS

	ADDRESS	16427 Wise Street St. Paul, VA
	SITE SIZE	0.542 Acres (23,610 SF)
	ZONING	C-1 Travel Business District (Automotive & Retail Uses Permitted)
	TRAFFIC COUNTS	Approx. 8,300 ADT US Highway 58
	ACCESS	Excellent access from US 58 via Johnnie Ramey Drive and Wise Street
	UTILITIES	All public utilities available
	AVAILABILITY	Sale or Ground Lease



NEARBY RETAILERS



(And more regional and national retailers)

WHY THIS SITE?

- ✓ Fronts Roses Shopping Center with established tenant mix and traffic
- ✓ Excellent visibility and access from US Highway 58
- ✓ Located in the primary retail corridor serving St. Paul
- ✓ Surrounded by national and regional retailers and restaurants
- ✓ Ideal size and configuration for drive-thru or small format retail

IDEAL USES

- Drive-Thru Coffee
- Quick Service Restaurant
- Financial Institution
- Medical / Professional Office
- Retail Service
- Neighborhood Convenience Retail

CONTACT

MIKE SINNOTT

Commercial Real Estate Advisor

540.339.7780

msinnott@waldvogelcommercial.com

Roanoke, Virginia



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