

4855 HOLLINS RD

4855 HOLLINS RD ROANOKE, VA 24019



OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	15.63 Acres
Building Size:	1,695 SF
Zoning:	C2S
Price / SF:	\$587.02

PROPERTY OVERVIEW

This prominent property features 14.8 acres with plenty of development potential. Zoned C2S, it provides flexibility for a diverse range of businesses. Property contains a well maintained 1695 sf office space that could still be utilized. Conveniently located in the heart of Roanoke, this property offers excellent visibility and accessibility for both clientele and employees. With its prime location, this property presents an ideal location for a variety of uses. Some edges of the property fall in the floodway which should be considered by any potential purchaser.

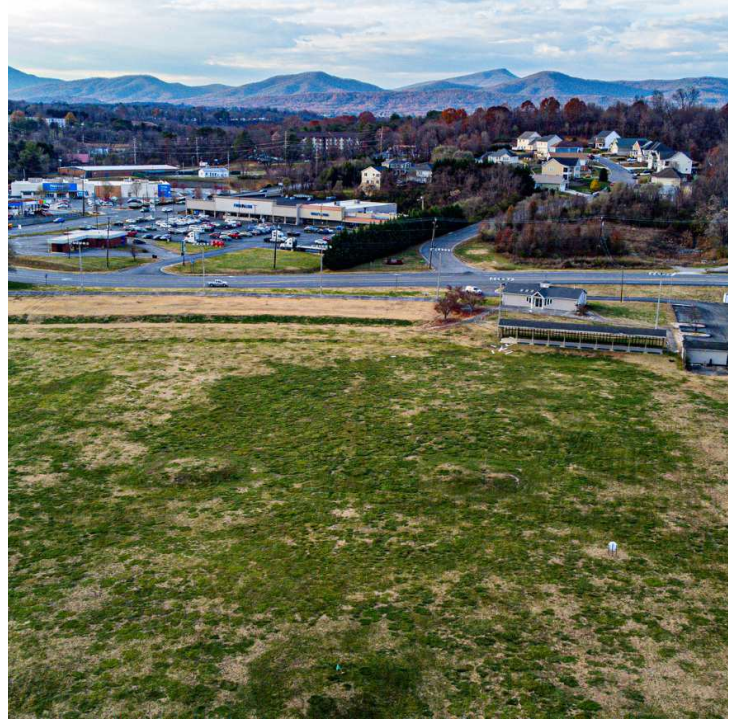
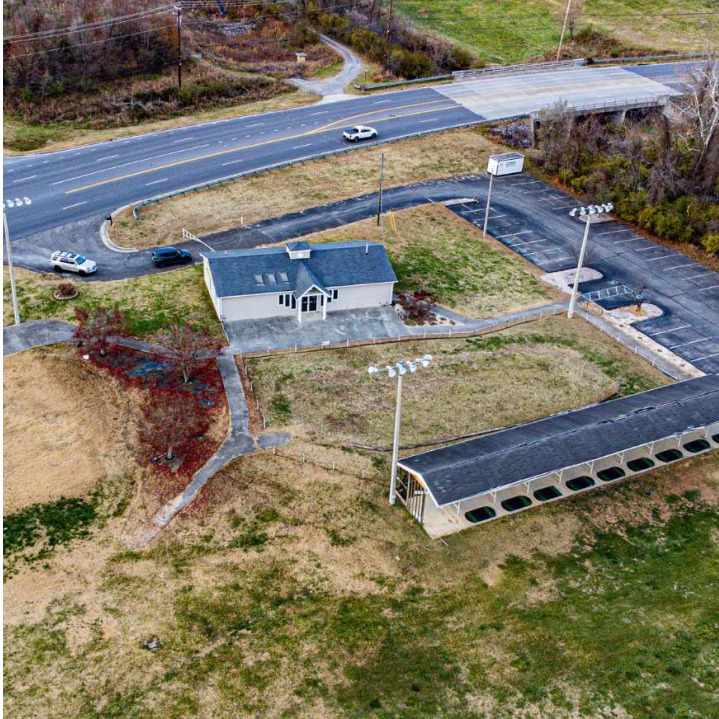


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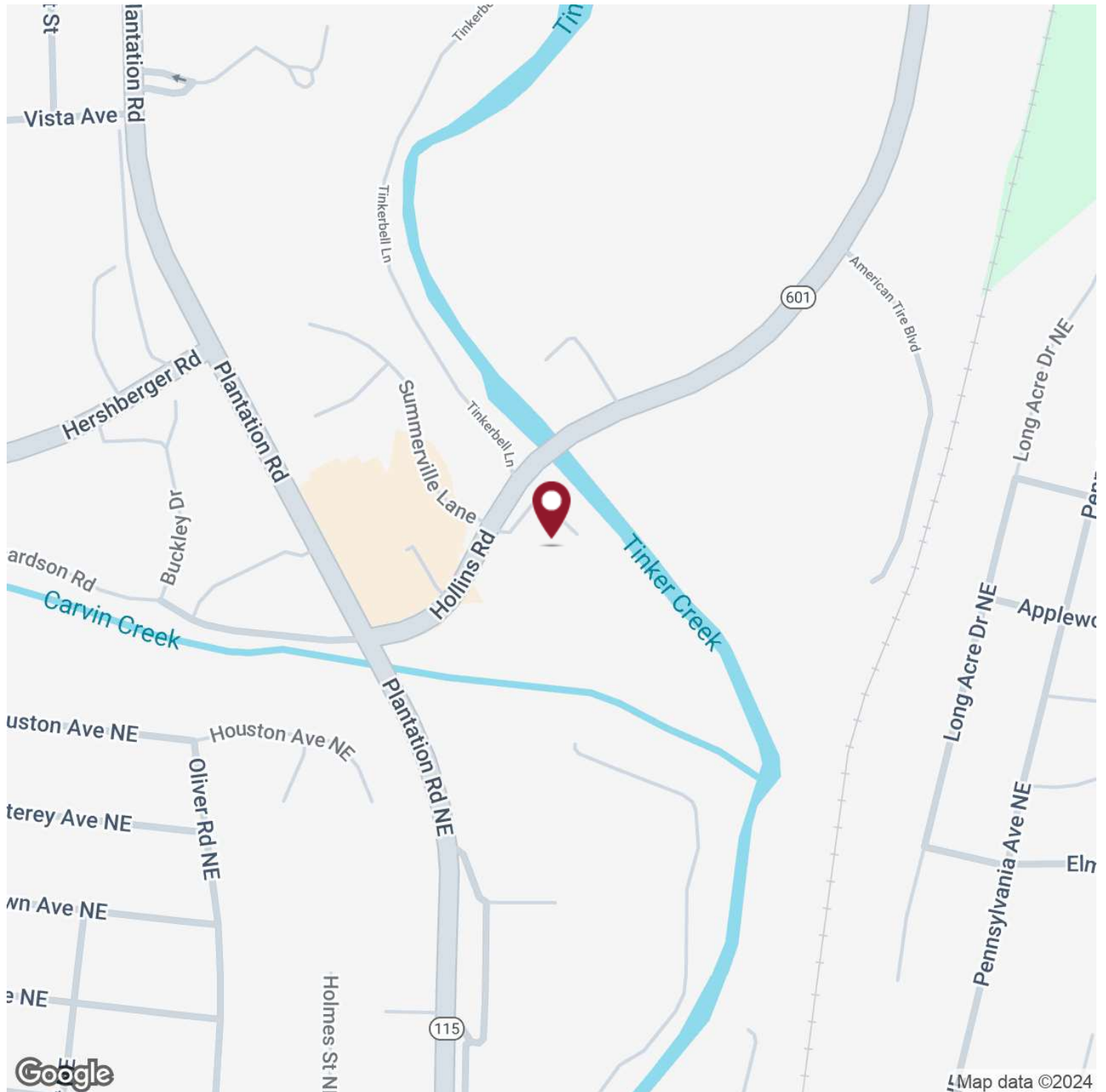
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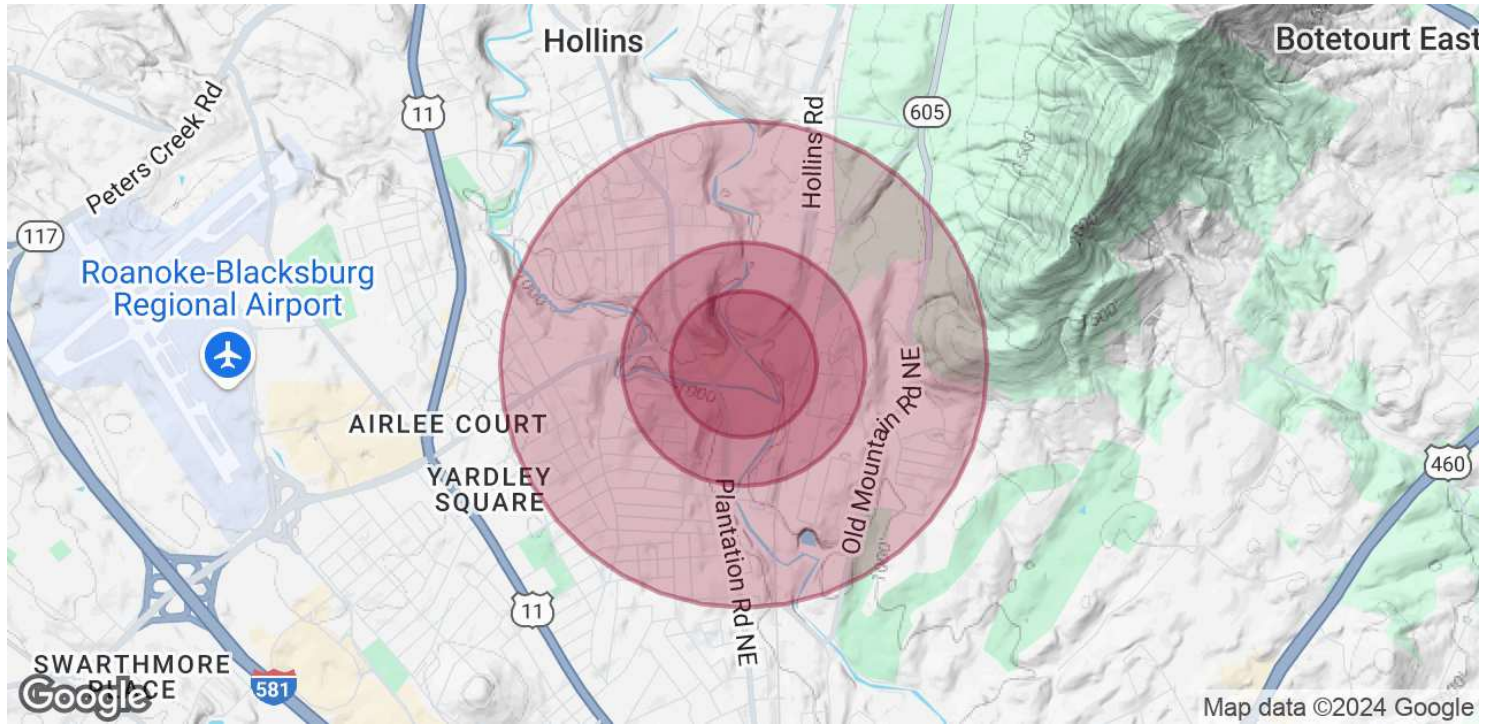
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	203	1,880	9,168
Average Age	44	46	45
Average Age (Male)	42	42	42
Average Age (Female)	47	48	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	82	787	3,897
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$81,705	\$74,247	\$73,566
Average House Value	\$237,509	\$208,166	\$217,324

Demographics data derived from AlphaMap



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