

COMMERCIAL SPACE  
FOR LEASE



# ORCHARD MARKETPLACE

Market Center Way, Daleville, VA 24083



## DEVELOPMENT CORRIDOR

\$250 million in economic development projects since 2016 with over 1,500 housing units added to the development pipeline.



## GROCERY ANCHORED CENTER

New construction located on outparcels at Food Lion-anchored Orchard Marketplace



## AFFLUENT DEMOGRAPHICS

1-mile average household income is \$133,880



## BUSY COMMERCIAL ARTERIAL

Direct access and visibility from Roanoke Road (US 220) with over 27,000 AADT



## ATTRACTIVE CO-TENANTS

Join Food Lion, CVS, Dunkin' Donuts, Jersey Mike's, Ivy Rehab, Dairy Queen, Dominoes, YMCA, Hampton Inn, Carilion Clinic, and Lewis Gale Physicians

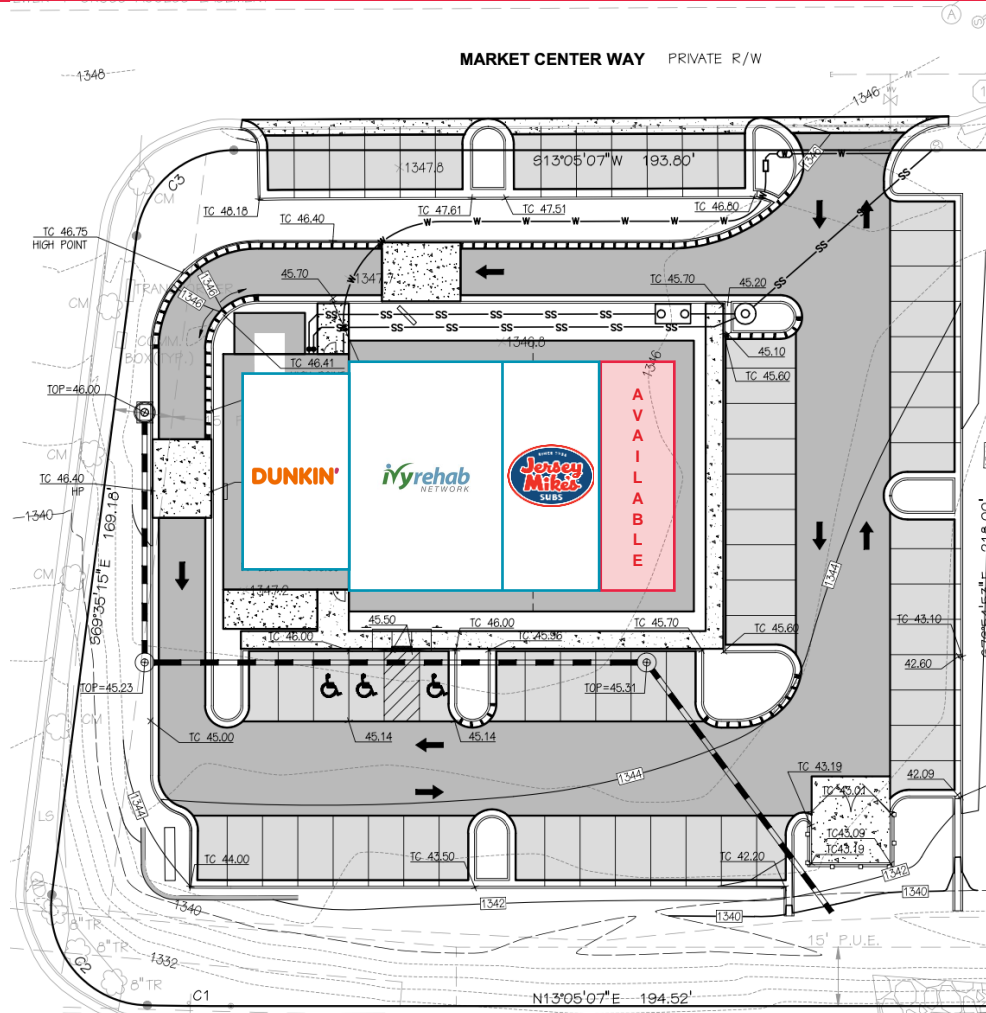
## HIGH QUALITY NEW CONSTRUCTION BUILDING

Join Dunkin' Donuts, Ivy Rehab, & Jersey Mike's

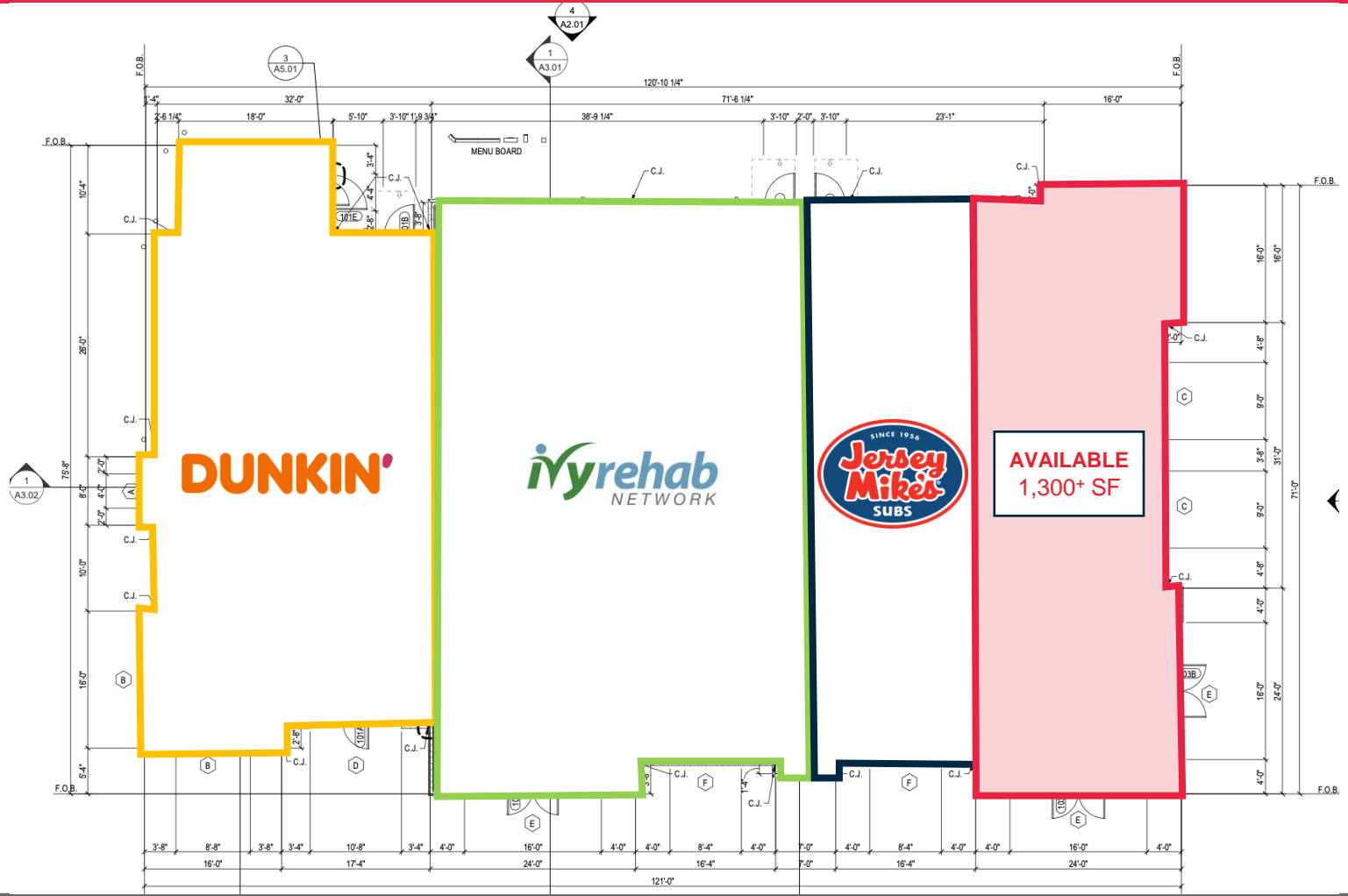




**1,300+ SF END CAP AVAILABLE**  
Premium Retail Space



# TRACT B



# TRACT D



Daleville town center

Bank of Botetourt

DQ

ROBES & GUNDS

Hampton  
by HILTON

Member One

Myrehab  
NETWORK

ROAD RUNNER  
EXPRESS

DUNKIN'

Jersey Mike's  
SANDWICHES

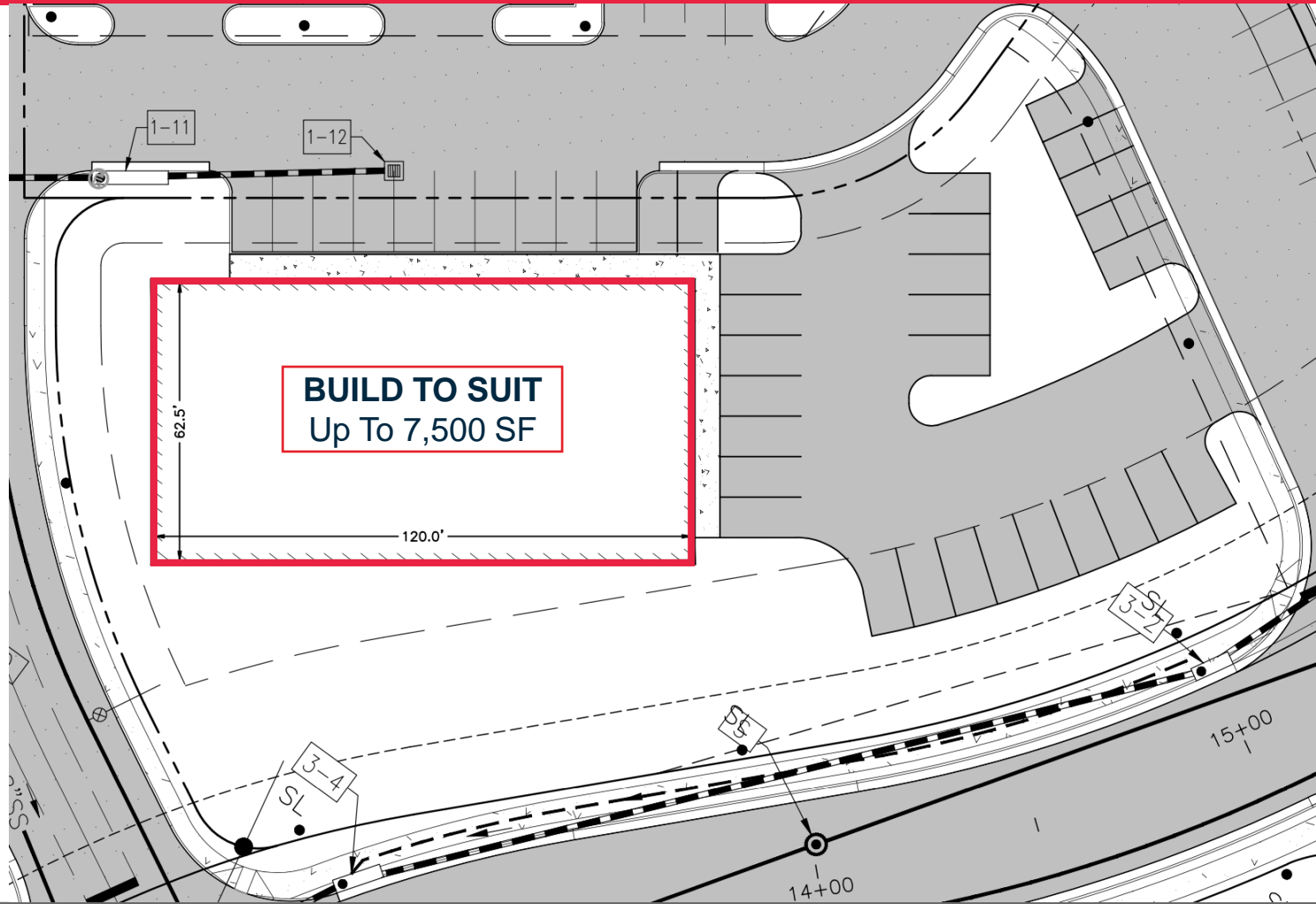
CVS  
pharmacy

DONICELLI  
MEATS & CHEESE

FOOD LION

CARLION

Domino's  
Pizzeria





# SITE OVERVIEW



Daleville Town Center Apts.  
(215 Units)



Fieldstone Place (376 Units)

Roanoke Rd - US 220 (27,000 AADT)



# RETAIL MAP





METALSA



## SINCE 2016...

- **+/- \$250 million** in capital projects completed through 10 economic development initiatives, including 4 new companies and 6 expansions.
- **1,197** new full-time jobs have been announced.
- **10.5%** growth in manufacturing jobs.
- **11.6%** growth in manufacturing wages (avg. \$58,330 in 2021).
- **3.48%** growth private sector jobs.
- **17.8%** growth in private sector wages (avg. \$47,597 in 2021)



- A** **Fieldstone Place**  
288 Multifamily Units, 376 Total
- B** **The Preserve at Ashley**  
80 SFH
- C** **Roanoke Road Apartments**  
240 MF Units
- D** **Daleville Town Center Apts.**  
215 MF Units
- E** **The Reserve at Daleville**  
255 MF Units, 188 Built
- F** **Harvest at Blue Ridge**  
152 SFH, 123 SFA, 162 MF Units

Over 1,500 housing units have entered the development pipeline in Daleville since 2017, including 500+ single family homes and over 1,000 apartment units.





**17,729**

5 MILE 2023 POPULATION



**6,989**

5 MILE 2023 HOUSEHOLDS



**\$133,880**

1 MILE AVERAGE HH INCOME



**16,575**

5 MILE DAYTIME POPULATION

## KEY DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Estimated Total Population	2,096	7,171	17,729
2028 Projected Population	2,216	7,431	17,987
2023 Households	882	2,927	6,989
2023 Average Household Income	\$133,880	\$121,156	\$114,473
2023 Median Household Income	\$99,728	\$91,156	\$83,813
2023 Median Age	54.4	50.9	47.9
2023 Daytime Population	1,908	7,110	16,575

# CONTACT



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