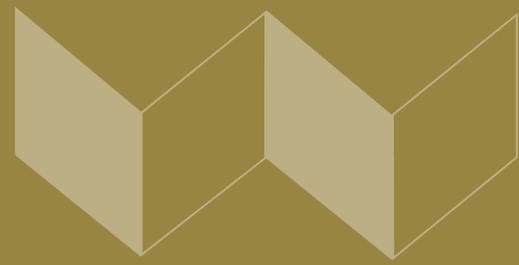


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Offered for sale is a well-located, surface parking lot in the heart of Downtown Roanoke, just steps from the Jefferson Center, YMCA, and surrounding businesses. The property benefits from consistent parking demand driven by nearby offices, fitness users, events, and downtown residents.

The site also presents an attractive redevelopment opportunity given its downtown location, walkability, and proximity to key amenities. With limited remaining developable land in the urban core, the property offers investors and developers the flexibility to operate the parking lot as-is while planning for future redevelopment (buyer to verify zoning and allowable uses).

This is a rare opportunity to acquire a functional parking asset with long-term upside in one of Roanoke's most active downtown corridors.

OFFERING SUMMARY

Sale Price:	\$245,000
Lot Size:	0.266 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	507	1,871	6,110
Total Population	801	3,480	12,591
Average HH Income	\$78,763	\$65,835	\$61,256

MORGAN MYERS

Associate

540.815.6252
mmyers@waldvogelcommercial.com

KRISTA VANNOY, CCIM, SIOR

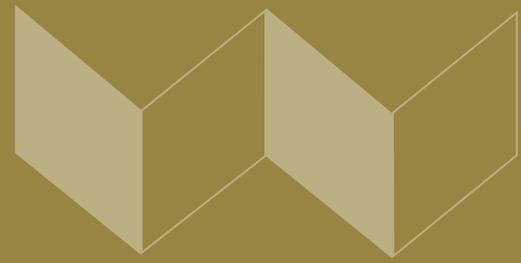
Vice President & COO

540.342.0881
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0 Luck Ave SW | Roanoke, VA 24016

ADDITIONAL PHOTOS



MORGAN MYERS

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KRISTA VANNOY, CCIM, SIOR

Vice President & COO

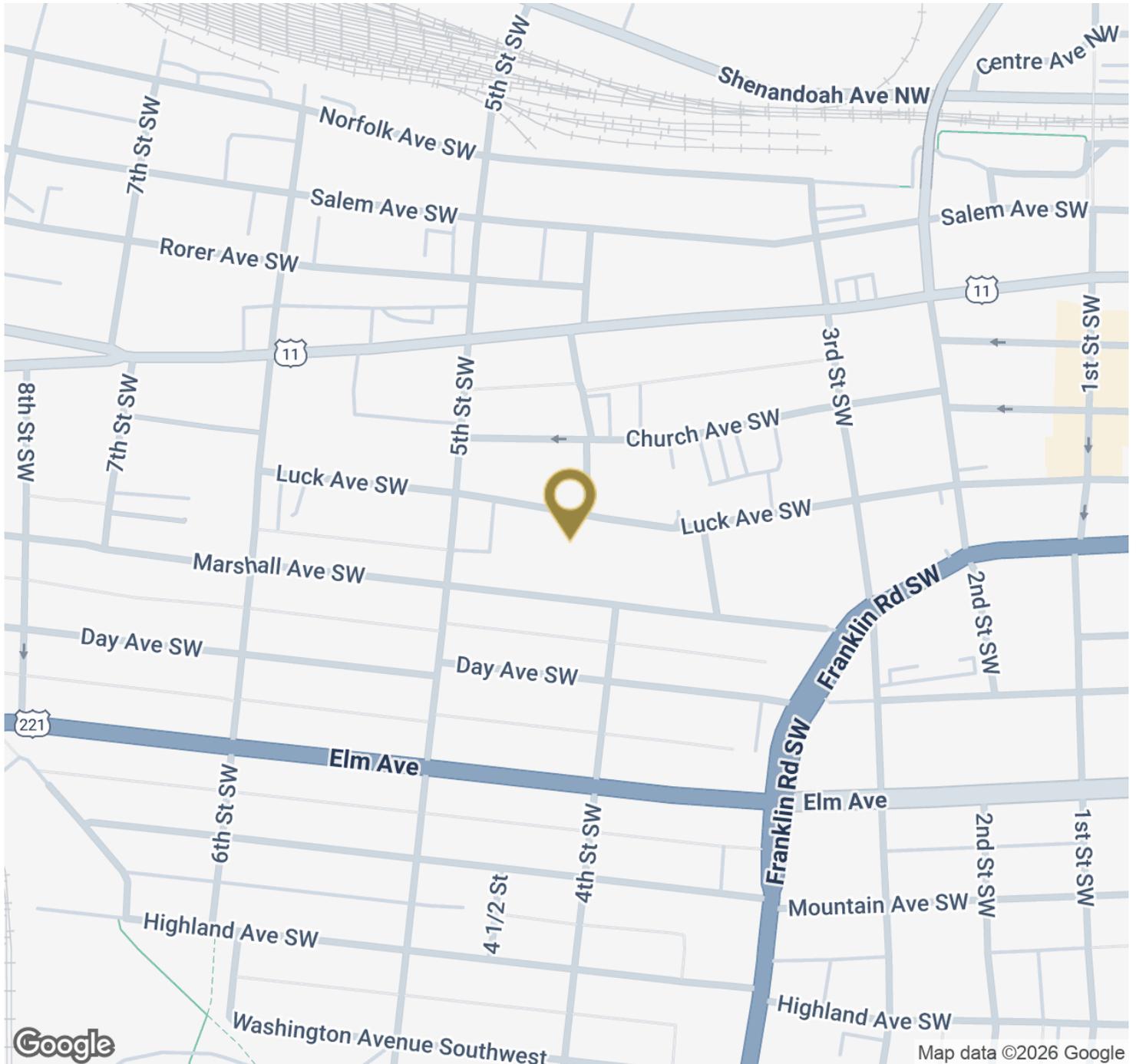
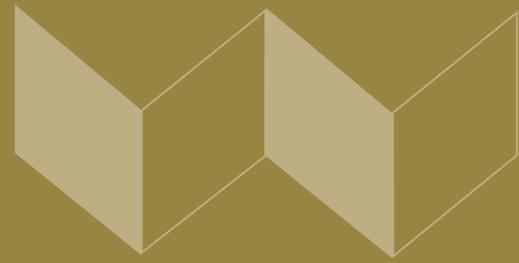
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LOCATION MAP



MORGAN MYERS

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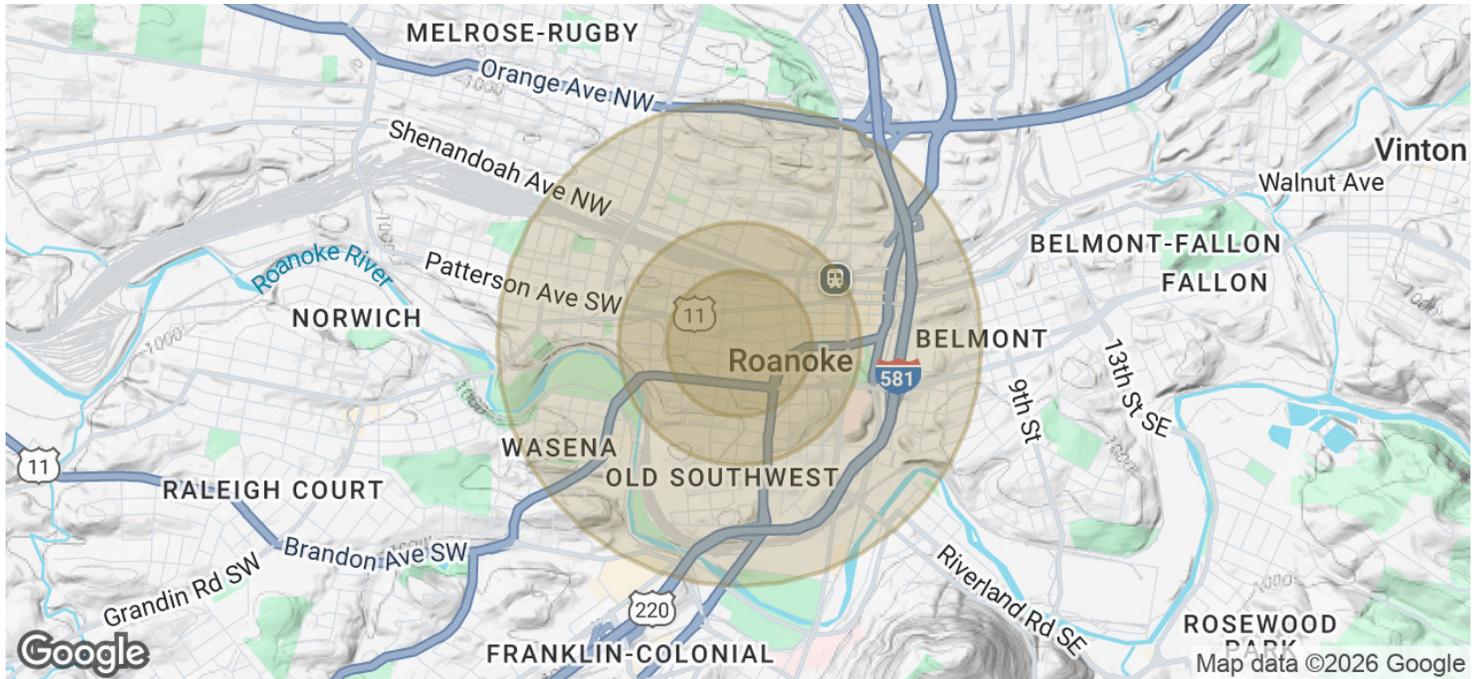
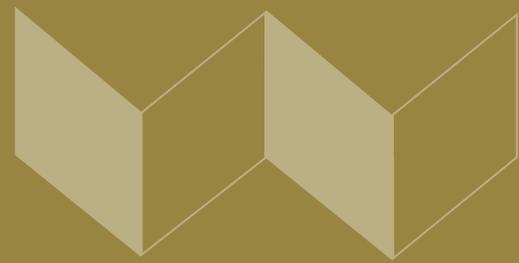
Vice President & COO

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	801	3,480	12,591
Average Age	37	38	39
Average Age (Male)	38	39	39
Average Age (Female)	35	37	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	507	1,871	6,110
# of Persons per HH	1.6	1.9	2.1
Average HH Income	\$78,763	\$65,835	\$61,256
Average House Value	\$703,020	\$465,836	\$342,657

Demographics data derived from AlphaMap

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