

FOR SALE

DEVELOPMENT SITE



3260 COVE ROAD

ROANOKE, VA 24017



IDEAL FOR MIXED-USE, COMMERCIAL, OR MULTIFAMILY

4.2 ACRE SITE IN HERSHBERGER WEST COMMERCIAL AREA

POPULATION OF 70,347 WITHIN A 3 MILE RADIUS

ANNUAL AVERAGE DAILY TRAFFIC (AADT) COUNT OF 27,000 VEHICLES PER DAY

VISIBLE LOCATION AT THE CORNER OF COVE AND HERSHBERGER ROAD NEAR I-581

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