

# 1.5± ACRES ON FRANKLIN RD

3914 FRANKLIN RD SW ROANOKE, VA 24014



## OFFERING SUMMARY

**Sale Price:** \$495,000

**Lot Size:** 1.55 Acres

**Zoning:** CG

**Price / SF:** \$7.33

## PROPERTY OVERVIEW

Presented exclusively for sale by Poe & Cronk Real Estate Group - 3914 Franklin Rd is a 1.55 acre graded parcel located adjacent to Franklin Rd. (50,000± VPD traffic count). The property is development ready and zoned CG (commercial general). Close proximity to major amenities including Lowes, Home Depot, Chick-fil-A and Starbucks.

## PROPERTY HIGHLIGHTS

- Outstanding Location
- Excellent Visibility
- Busy Area (50,000± VPD)
- Close Proximity to Tanglewood Mall



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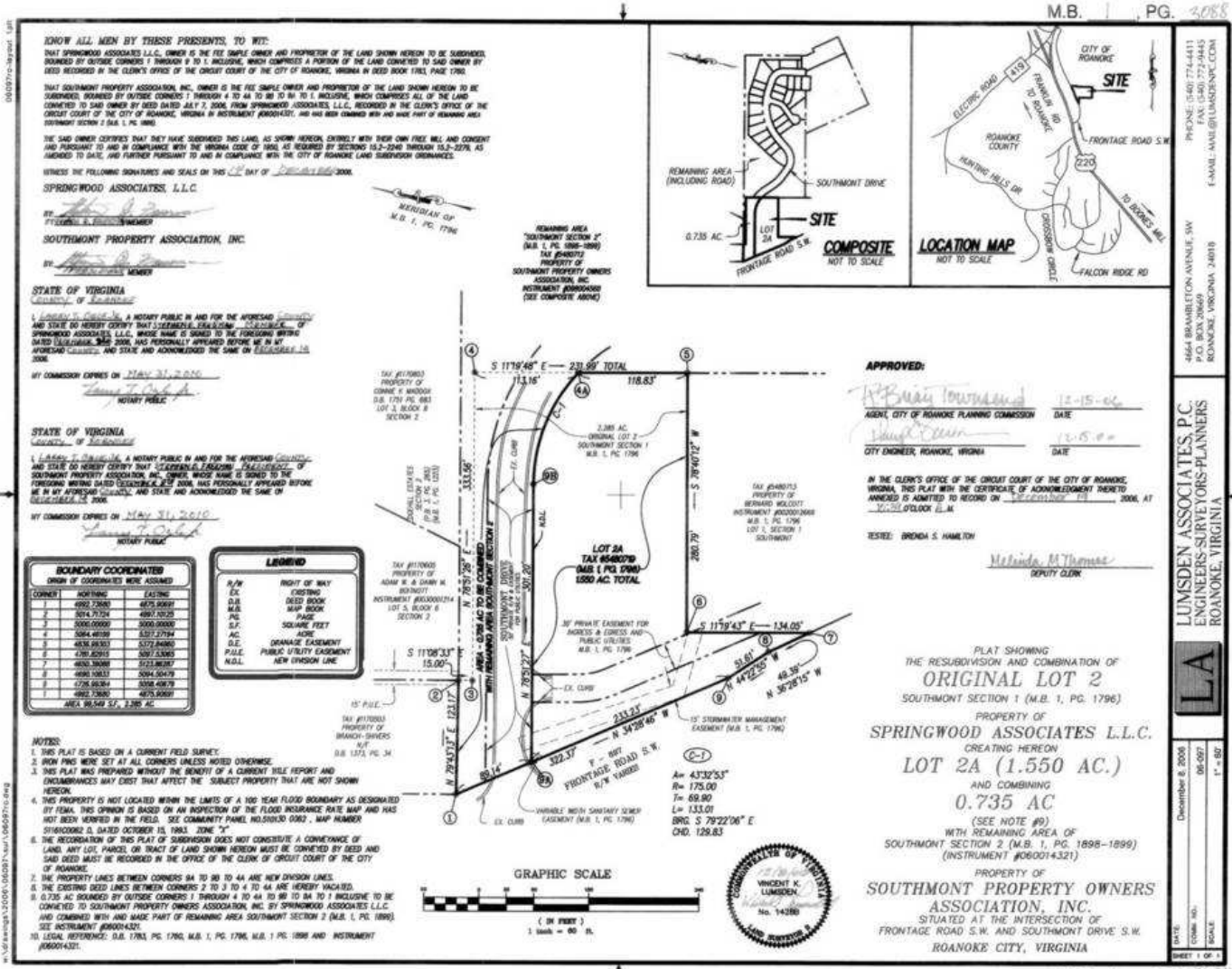
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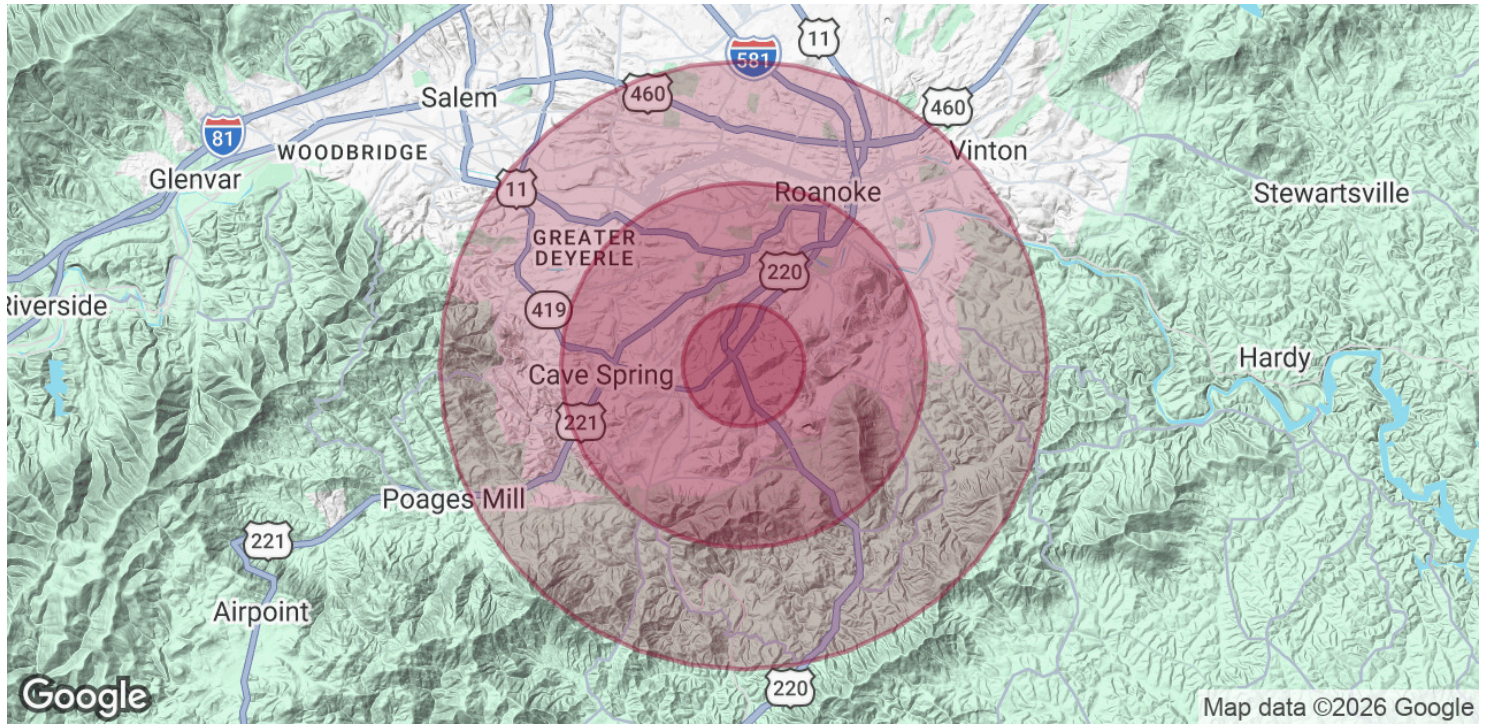
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,532	50,644	119,918
Average Age	45.1	40.1	39.5
Average Age (Male)	43.7	39.0	37.6
Average Age (Female)	46.9	41.7	41.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,255	24,405	53,293
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$83,910	\$65,165	\$58,188
Average House Value	\$318,305	\$234,776	\$221,610

\* Demographic data derived from 2020 ACS - US Census



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