

**FOR SALE**

**836 Campbell Avenue, SW**

Roanoke, Virginia 24016

**3,654 SF OFFICE AVAILABLE**



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

**KENT ROBERTS**

Senior Associate

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Thalhimer

310 First Street, Suite 300

Roanoke, VA 24011

www.thalhimer.com

**CLOSE PROXIMITY TO  
DOWNTOWN ROANOKE**

# PROPERTY FEATURES



**3,654 SF**

TOTAL BUILDING SIZE

**1930**

YEAR BUILT

**OFF-STREET  
PARKING**

PARKING

**\$396,000**

PRICE

**± .61 ACRES**

LOT AREA

**MIXED USE (MX)**

ZONED

## PROPERTY HIGHLIGHTS



### GREAT VISIBILITY

Direct exposure on  
Campbell Avenue



### PROXIMITY

Close Proximity to Downtown  
Roanoke, Wasena and Old SW



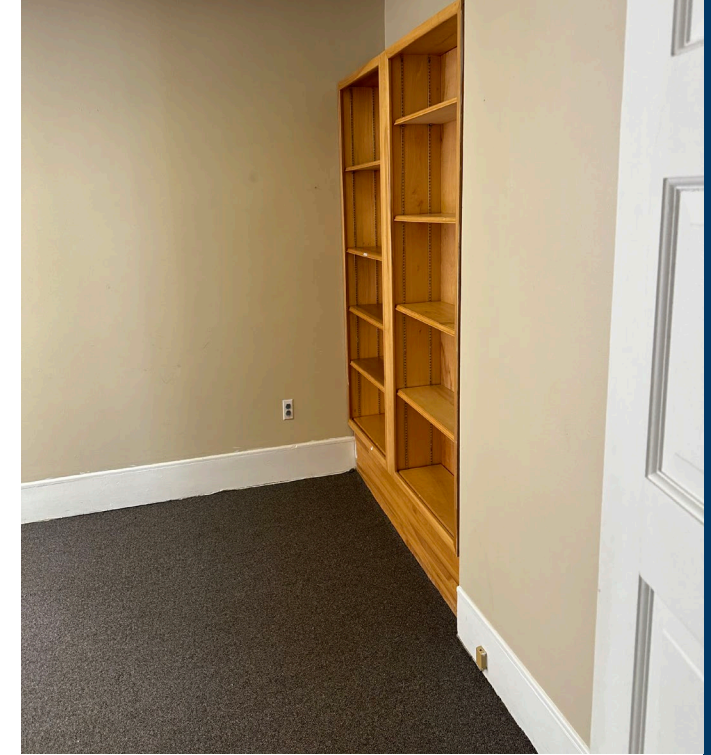
### EASY ACCESS

Easy access to I-581 fluid access to  
Campbell Avenue

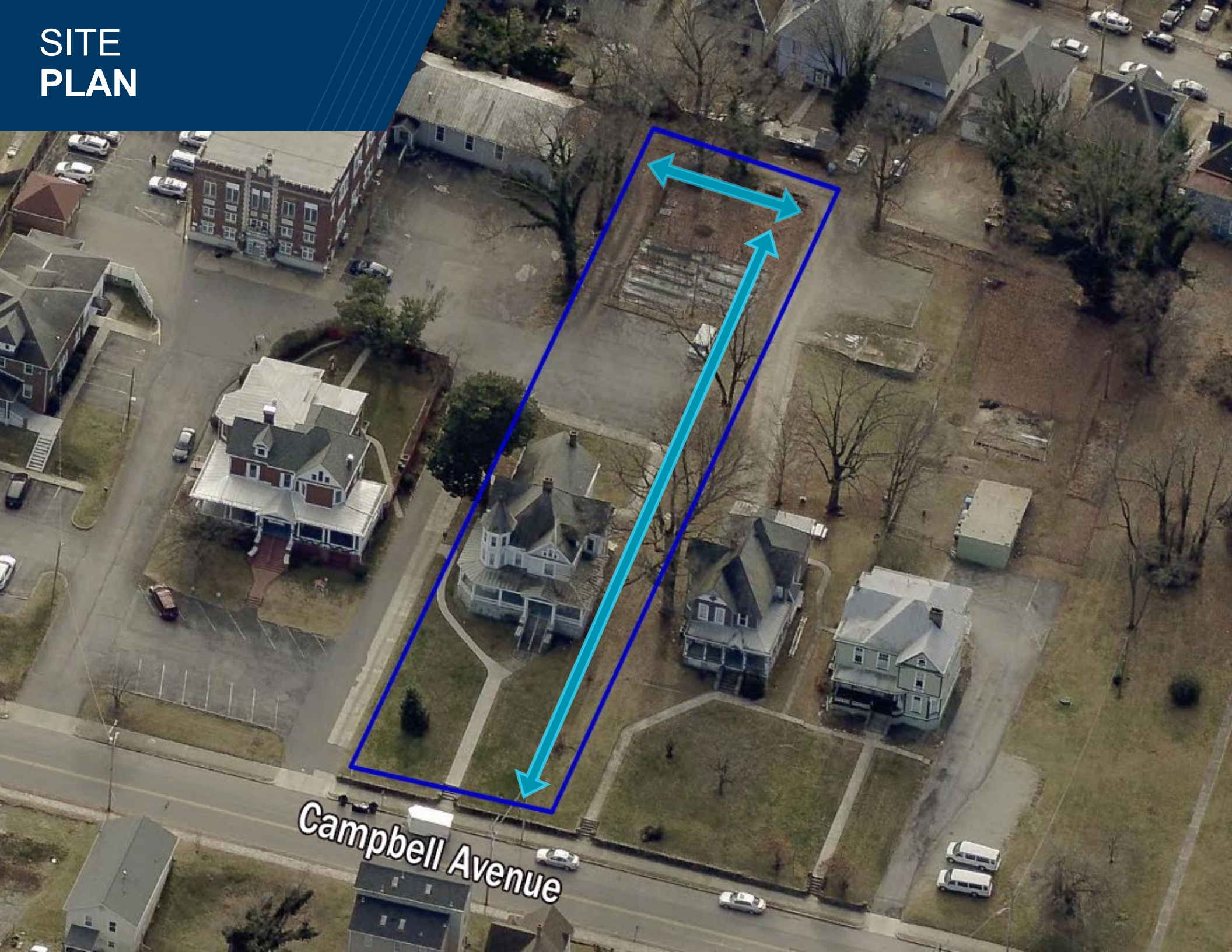
## AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	12,845	77,337	155,618
Daytime Population	18,172	100,352	188,358
Average HHI	\$61,057	\$70,703	\$77,333
Median Age	36.2	39.3	42.2

# INTERIOR PHOTOS



# SITE PLAN



Campbell Avenue

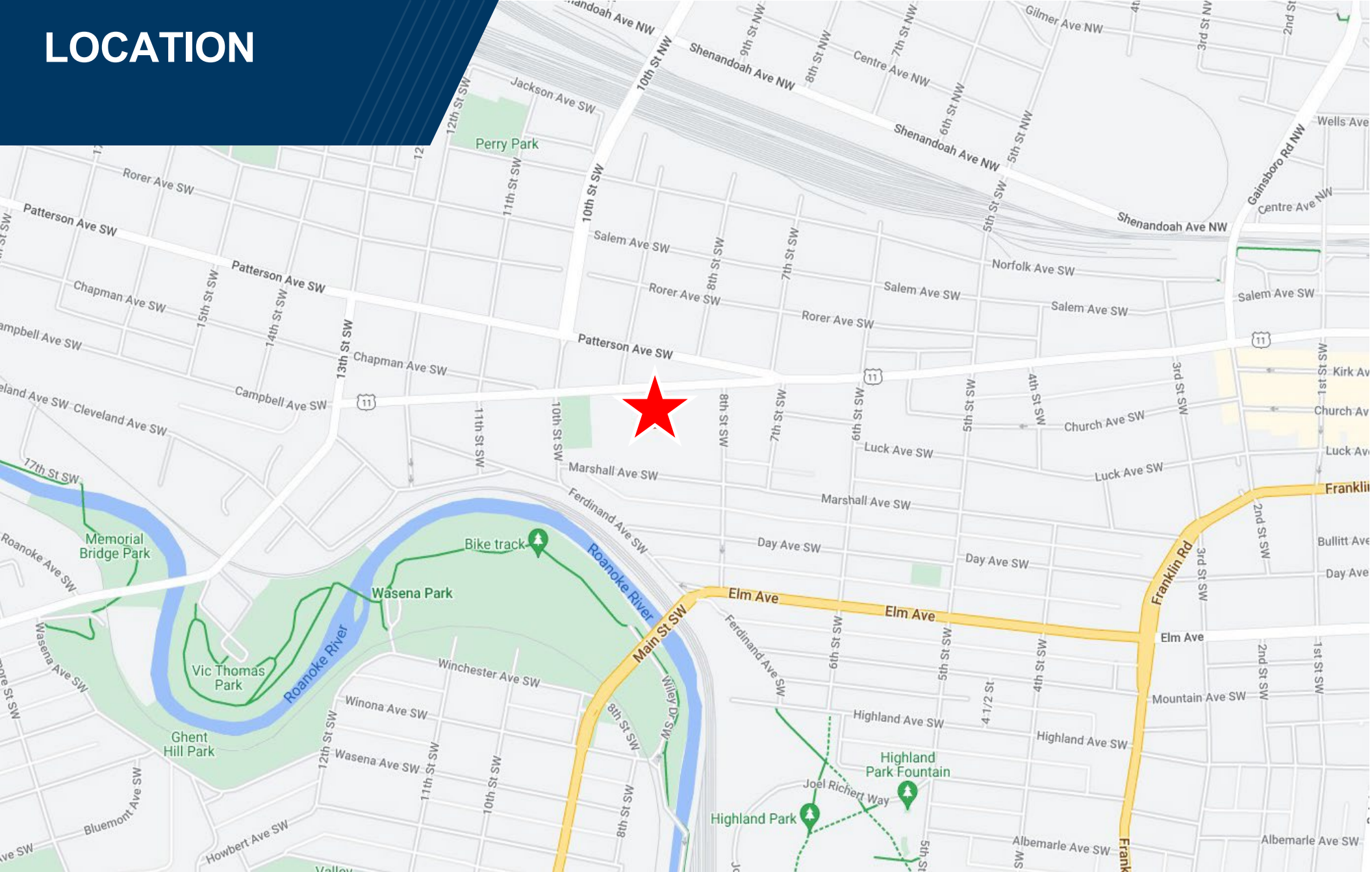
# SITE AERIAL



836 CAMPBELL AVENUE



# LOCATION



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# THALHIMER

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