

CORNER PROPERTY | DALEVILLE, VA | ADAPTABLE

1540 ROANOKE ROAD DALEVILLE, VA 24083



OFFERING SUMMARY

Sale Price: \$745,000

Lot Size: 1.61 Acres

Building Size: 10,080 SF

Price / SF: \$73.91

PROPERTY OVERVIEW

Presented for sale by Evan Zachmann and Stephen Pendergrass of Poe & Cronk Real Estate Group - 1540 Roanoke Rd. is a 10,080sf church property located on the corner of Valley Road and the main thoroughfare in busy Daleville, Hwy 220 - Roanoke Road,

The well-maintained building measures 10,080 square feet and includes a large sanctuary, class/offices, lower level fellowship hall, and conference room. The 2 contiguous parcels measure 1.61 acres and features a large parking lot.

Visibility is excellent on the corner lot, and the location makes travelling to all the nearby amenities easy.

PROPERTY HIGHLIGHTS

- Well-maintained interior and exterior for immediate use
- Ample parking to accommodate large events and services
- Multiple private meeting rooms and offices for administrative needs
- Modern audiovisual systems for impactful presentations and services
- Large gathering hall for community events and social activities
- Well-equipped kitchen and dining area for fellowship and events



STEPHEN PENDERGRASS

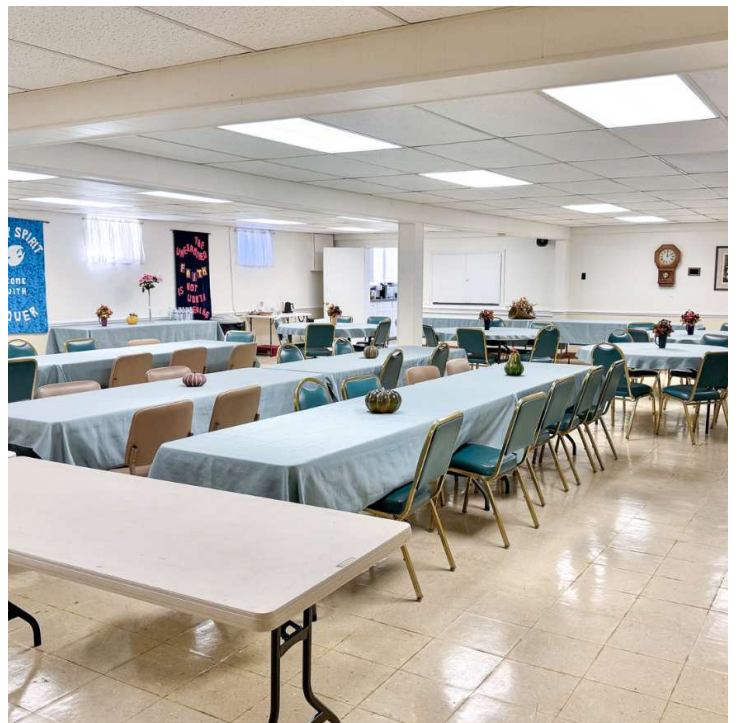
Vice President
540.855.3655
spendergrass@poechronk.com

EVAN ZACHMANN

Sales & Leasing Advisor
540.855.3657
ezachmann@poechronk.com

CORNER PROPERTY | DALEVILLE, VA | ADAPTABLE

1540 ROANOKE ROAD DALEVILLE, VA 24083



STEPHEN PENDERGRASS

Vice President
540.855.3655
spendergrass@pocronk.com

EVAN ZACHMANN

Sales & Leasing Advisor
540.855.3657
ezachmann@pocronk.com

CORNER PROPERTY | DALEVILLE, VA | ADAPTABLE

1540 ROANOKE ROAD DALEVILLE, VA 24083



STEPHEN PENDERGRASS

Vice President
540.855.3655
spendergrass@pocronk.com

EVAN ZACHMANN

Sales & Leasing Advisor
540.855.3657
ezachmann@pocronk.com

CORNER PROPERTY | DALEVILLE, VA | ADAPTABLE

1540 ROANOKE ROAD DALEVILLE, VA 24083



STEPHEN PENDERGRASS

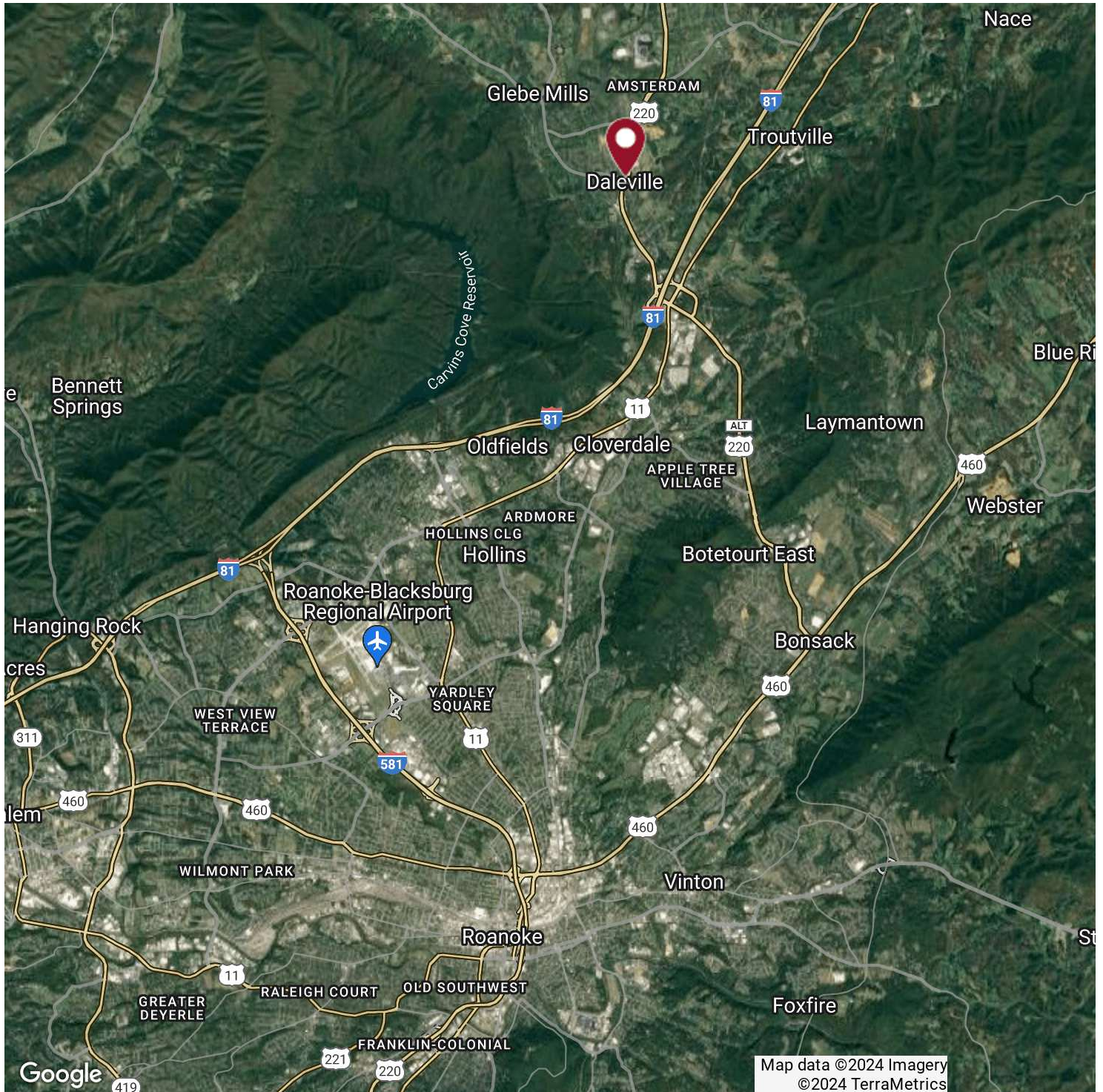
Vice President
540.855.3655
spendergrass@pocronk.com

EVAN ZACHMANN

Sales & Leasing Advisor
540.855.3657
ezachmann@pocronk.com

CORNER PROPERTY | DALEVILLE, VA | ADAPTABLE

1540 ROANOKE ROAD DALEVILLE, VA 24083



STEPHEN PENDERGRASS

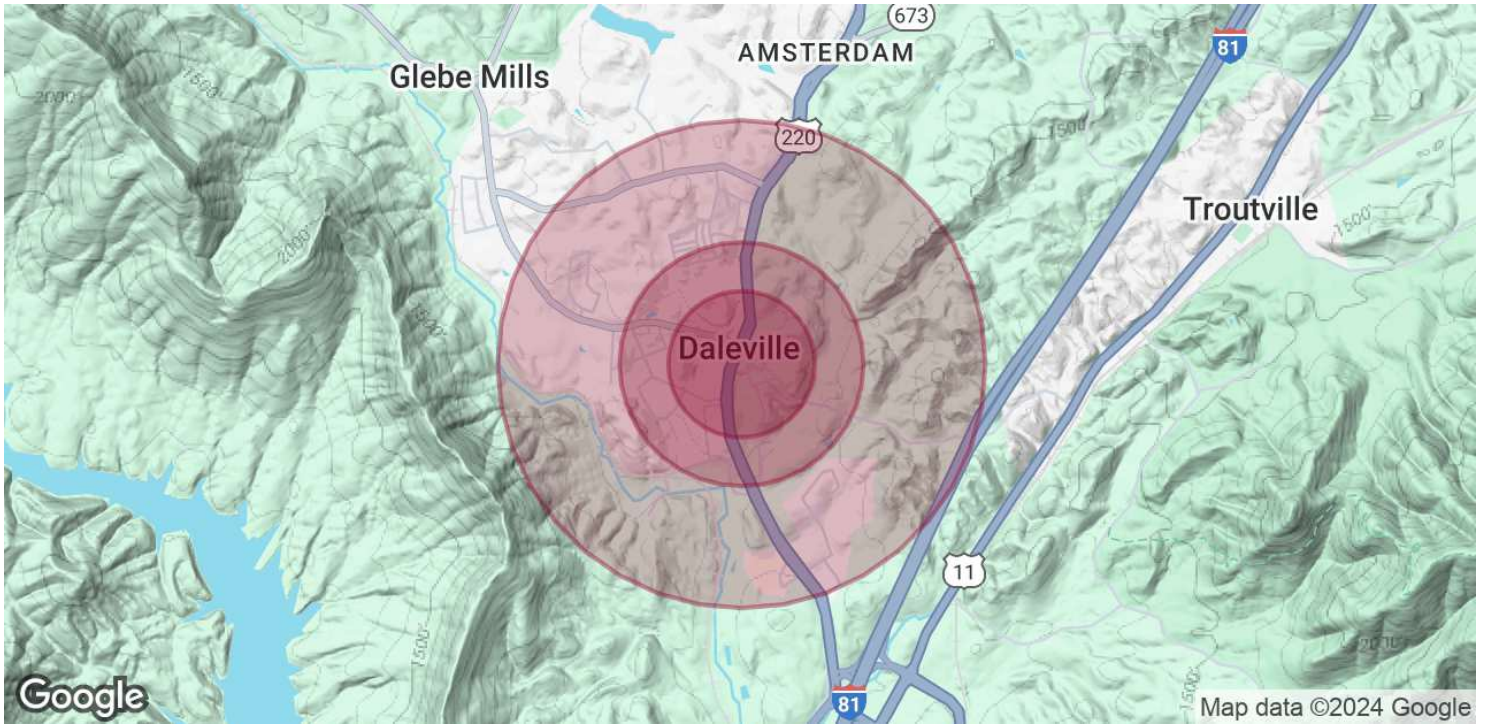
Vice President
540.855.3655
spendergrass@pocronk.com

EVAN ZACHMANN

Sales & Leasing Advisor
540.855.3657
ezachmann@pocronk.com

CORNER PROPERTY | DALEVILLE, VA | ADAPTABLE

1540 ROANOKE ROAD DALEVILLE, VA 24083



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	164	788	1,955
Average Age	49	50	50
Average Age (Male)	48	49	49
Average Age (Female)	49	51	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	65	324	811
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$135,498	\$144,255	\$144,631
Average House Value	\$386,793	\$431,520	\$447,192

Demographics data derived from AlphaMap



STEPHEN PENDERGRASS

Vice President
540.855.3655
spendergrass@pocronk.com

EVAN ZACHMANN

Sales & Leasing Advisor
540.855.3657
ezachmann@pocronk.com