



+/- 13.39 AC

FOR SALE

0 Challenger Ave - 4618 Huntridge Rd
Roanoke, VA 24012

PRICE **\$1,975,000**

ACRES **+/- 13.39**

Traffic Count of 35,000 AADT

Major Commuter Route & Growth Corridor

Ten minutes from Downtown Roanoke



Hall Associates
Commercial Real Estate Solutions

FRANK MARTIN, CCIM, SIOR

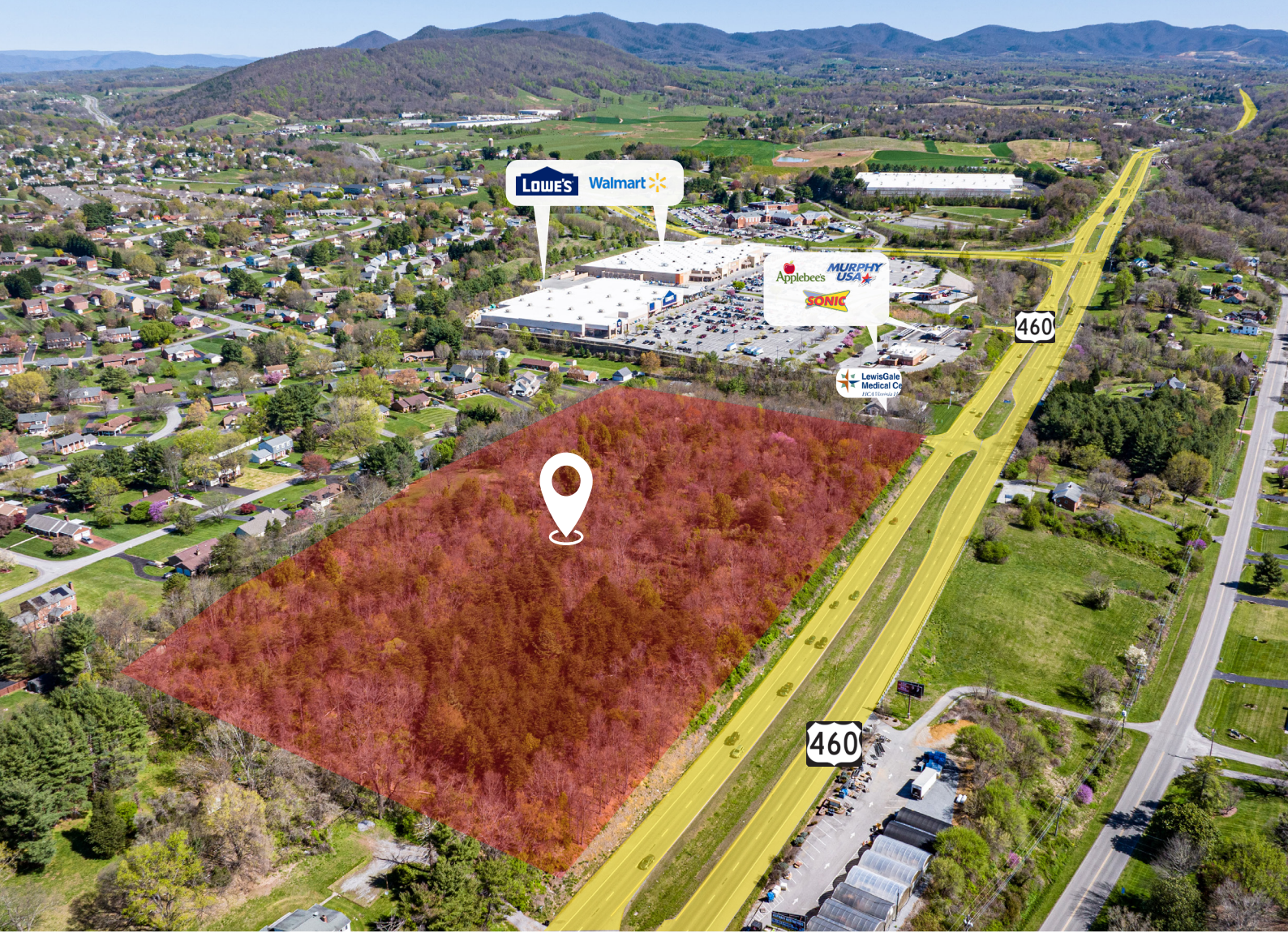
540.857.5840

fmartin@hallassociatesinc.com

KRISTINE DAVIS

540.309.9429

kdavis@hallassociatesinc.com



PROPERTY OVERVIEW

Located on a major commuter route and growth corridor near the intersection of Route 460 E (Challenger Ave) and Route 220 South (Cloverdale Rd) with approximately 13.39 acres available. Excellent location next to big box retailers- Walmart and Lowes.

ASKING PRICE	\$1,975,000
ACRES	+/- 13.39
PARCELS	040.14-01-53.00 040.14-01-51.00
ZONING	C2C
TYPOGRAPHY	Level
LOTS	2



FRANK MARTIN, CCIM, SIOR
540.857.5840
fmartin@hallassociatesinc.com

KRISTINE DAVIS
540.309.9429
kdavis@hallassociatesinc.com



Upcoming VDOT Infrastructure Improvements

Route 460 | Blue Hills Village Drive to Avery Row in Roanoke County

- **Enhanced Traffic Flow and Safety:** The Virginia Department of Transportation (VDOT) is undertaking significant improvements to the Route 460 corridor between Blue Hills Drive and Route 1400 (Avery Row) in Roanoke County, which will directly benefit the area.
- **Reconfigured Intersections:** Planned upgrades include new intersection designs such as Restricted Crossing U-turns (RCUTs), thru-cut intersections, and displaced left turns, which will optimize traffic movement, reduce the risk of traffic incidents, and reduce congestion.
- **Improved Accessibility:** Notably, the intersection of Huntridge Road (Route 1220) with Route 460 will be re-engineered to reroute traffic making left turns, improving overall traffic flow and providing easier access to the property.
- **Design Public Hearing & Community Input:** VDOT held a public hearing to discuss these changes, reflecting ongoing efforts to engage the community and ensure efficient traffic management.

The planned improvements are expected to significantly reduce congestion, increase safety, and enhance the overall driving experience along this crucial corridor. This will likely result in increased traffic volumes, benefiting any future development on this property. The proximity to these upgraded intersections also ensures that this property will remain highly accessible and desirable for commercial tenants or developers looking for a strategic location in a growing area.



FRANK MARTIN, CCIM, SIOR
540.857.5840
fmartin@hallassociatesinc.com

KRISTINE DAVIS
540.309.9429
kdavis@hallassociatesinc.com