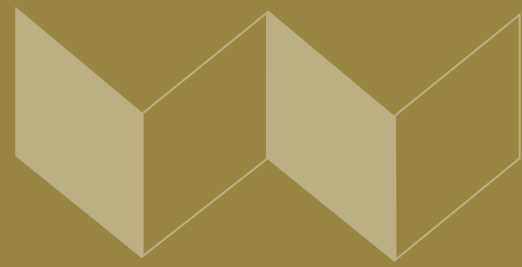


2002 Centre Avenue, Roanoke, VA 24017

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing a prime owner occupant or investment opportunity: 2002 Centre Avenue, Roanoke, VA. This property offers a 9,600 SF building on two 4,800 square foot floors and could function as a single or two occupant building. Ideal for industrial, warehouse, or distribution purposes. Built in 1971 and situated in a thriving industrial area with I-1: Light Industrial zoning this building will accommodate a spectrum of business operations.

PROPERTY HIGHLIGHTS

- Industrial opportunity for investor or owner occupant
- Located in the Southwest Roanoke Industrial Market
- Zoned I1: Light Industrial
- 9,600 SF building for single or double occupancy
- One drive-in door and three dock doors

OFFERING SUMMARY

Sale Price:	\$495,000
Number of Units:	2
Lot Size:	0.6 Acres
Building Size:	9,600 SF

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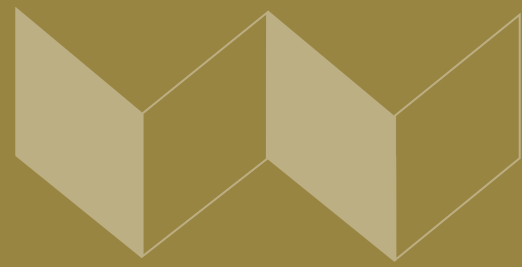
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PHOTOS



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INDUSTRIAL MARKET



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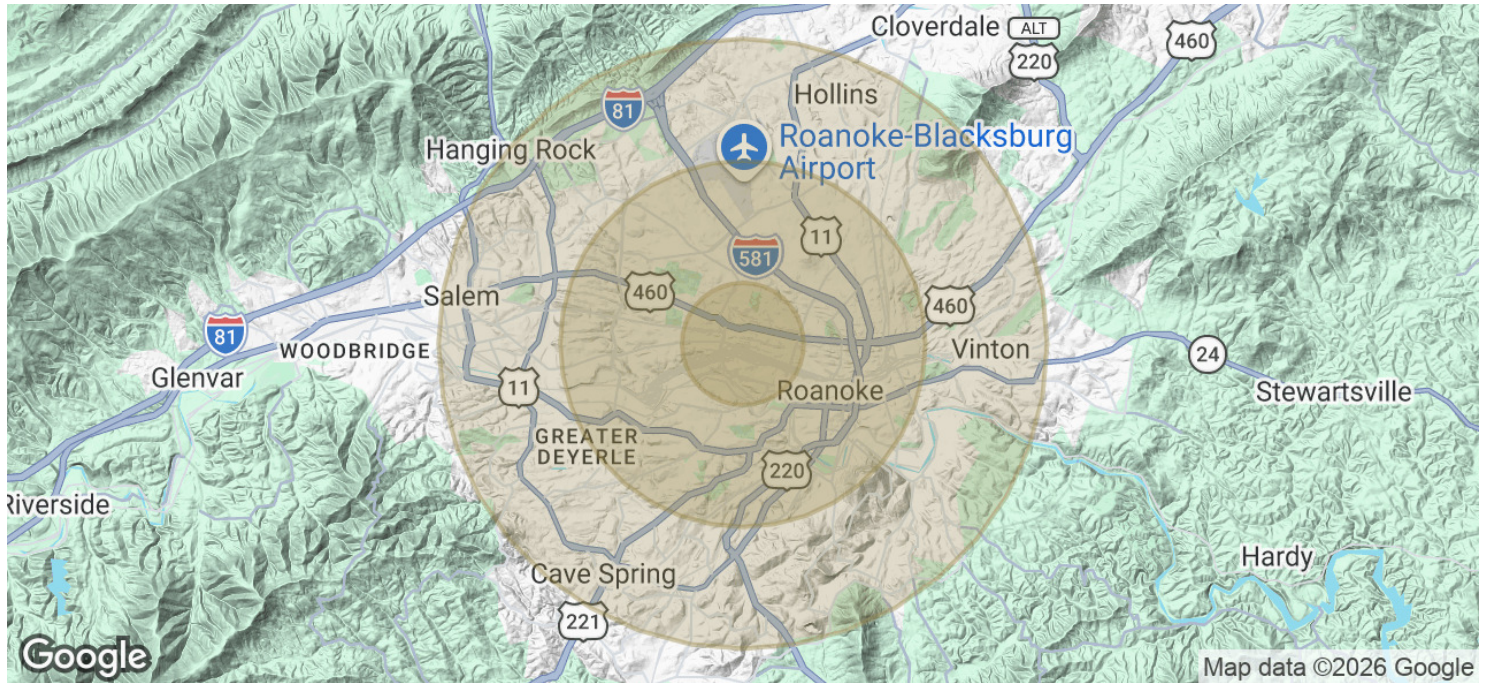
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WALDVOGEL
Commercial Properties

2002 Centre Avenue, Roanoke, VA 24017

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,843	78,575	160,591
Average Age	35.8	38.0	40.0
Average Age (Male)	35.7	37.1	38.5
Average Age (Female)	35.4	39.5	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,260	33,955	69,324
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$56,778	\$73,484	\$82,620
Average House Value	\$126,268	\$207,434	\$238,395

TRAFFIC COUNTS

Shenandoah Avenue and 20th Street 8,000/day

2023 American Community Survey (ACS)

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