

# 752 ORANGE AVENUE NORTHEAST

752 ORANGE AVENUE NORTHEAST ROANOKE, VA 24016



## OFFERING SUMMARY

**Sale Price:** Subject To Offer

**Available SF:**

**Lot Size:** 6.57 Acres

**Zoning:** CG and I-1

**Price / SF:** -

## PROPERTY OVERVIEW

Explore the incredible potential of this prime property located at 752 Orange Avenue Northeast, Roanoke, VA, 24016. Zoned CG and I-1, this expansive site offers a versatile canvas for a range of development opportunities. Boasting a strategic location in the Roanoke area, this property presents an advantageous investment prospect for prospective land and other investors. With its favorable zoning and prime position, this property provides an ideal foundation for a variety of commercial and industrial ventures, making it a compelling opportunity for those seeking to capitalize on the dynamic market in this thriving region.

## PROPERTY HIGHLIGHTS

- Zoned CG and I-1
- Corner site with traffic light
- Over 40,000 cars per day passing by
- Less than one mile from I-581
- Convenient and quick access
- Site lays well

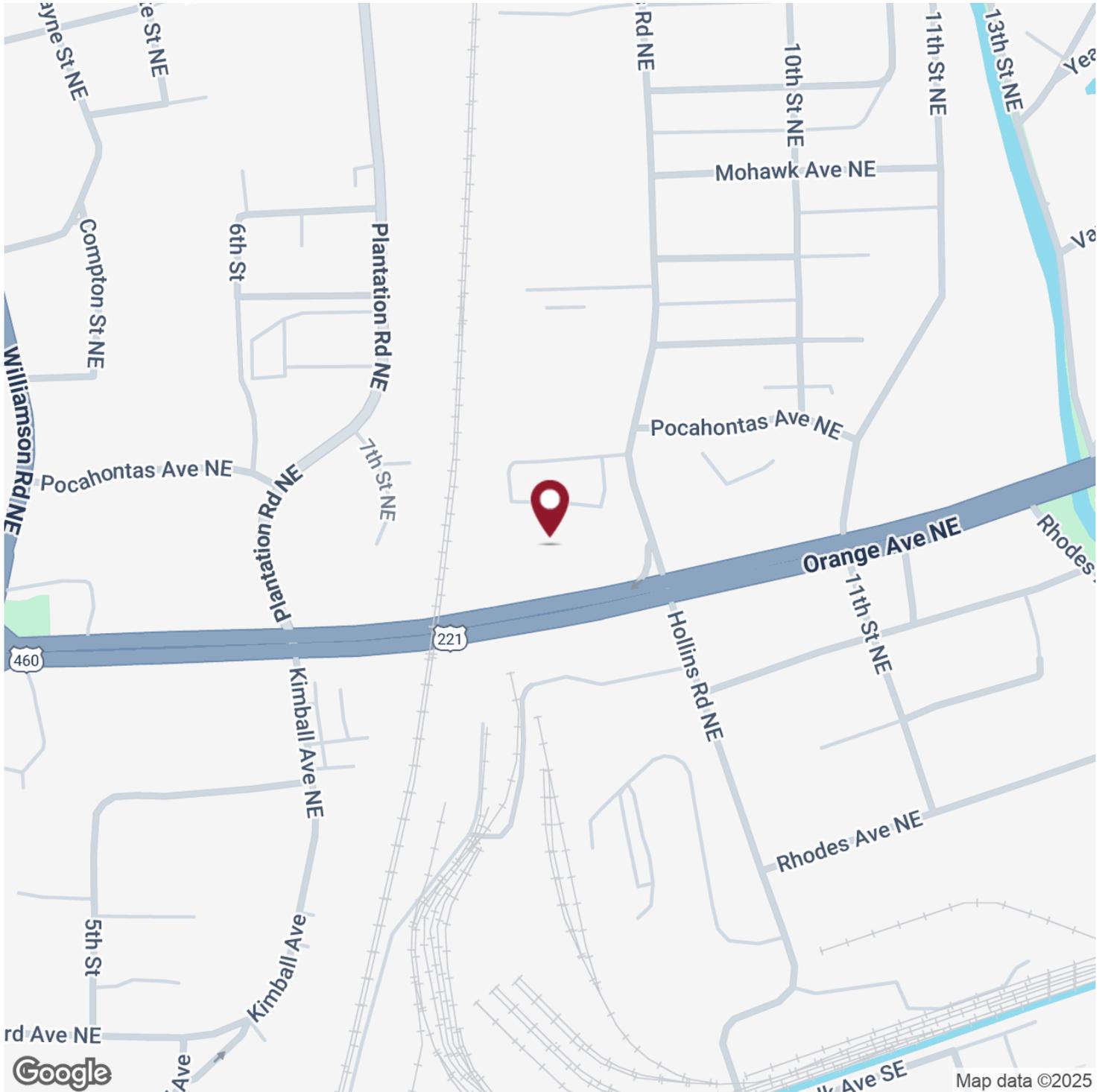


**TRENT WEAVER**

Sales & Leasing Advisor  
540.204.4935  
tweaver@pocronk.com

# 752 ORANGE AVENUE NORTHEAST

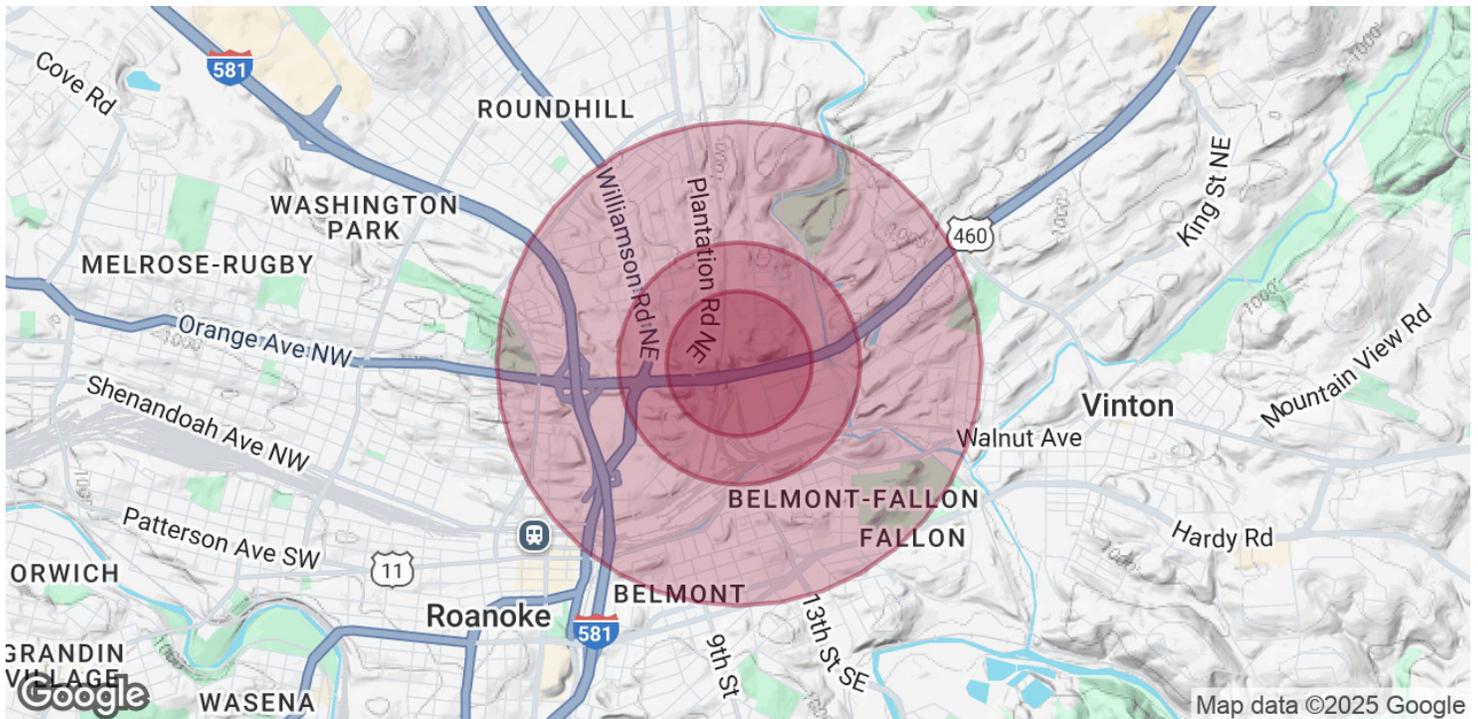
752 ORANGE AVENUE NORTHEAST ROANOKE, VA 24016



**TRENT WEAVER**  
Sales & Leasing Advisor  
540.204.4935  
tweaver@pocronk.com

# 752 ORANGE AVENUE NORTHEAST

752 ORANGE AVENUE NORTHEAST ROANOKE, VA 24016



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	118	730	7,594
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	38	38	39

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	299	3,122
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$46,677	\$48,348	\$54,835
Average House Value	\$181,669	\$176,094	\$183,225

Demographics data derived from AlphaMap



**TRENT WEAVER**

Sales & Leasing Advisor  
540.204.4935  
tweaver@pocronk.com