

3042 BRAMBLETON AVE SW

3042 BRAMBLETON AVE SW ROANOKE, VA 24015



OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.49 Acres
Year Built:	1958
Building Size:	1,648 SF
Zoning:	CN
Price / SF:	\$361.04

PROPERTY OVERVIEW

Exceptional Brambleton Ave Location! Updated 3,188 SF CN-zoned commercial office or retail space in the heart of the business corridor. This property offers fresh interior and exterior paint, gorgeous hardwood floors, stylish lighting, inviting patio, ADA-compliant bath, added lower-level parking, and a brand-new sewer line with 25-year warranty. High visibility, turnkey condition, perfect for a variety of uses!

PROPERTY HIGHLIGHTS

- Located along Brambleton Commercial Corridor
- Beautifully updated throughout
- Room for expansion



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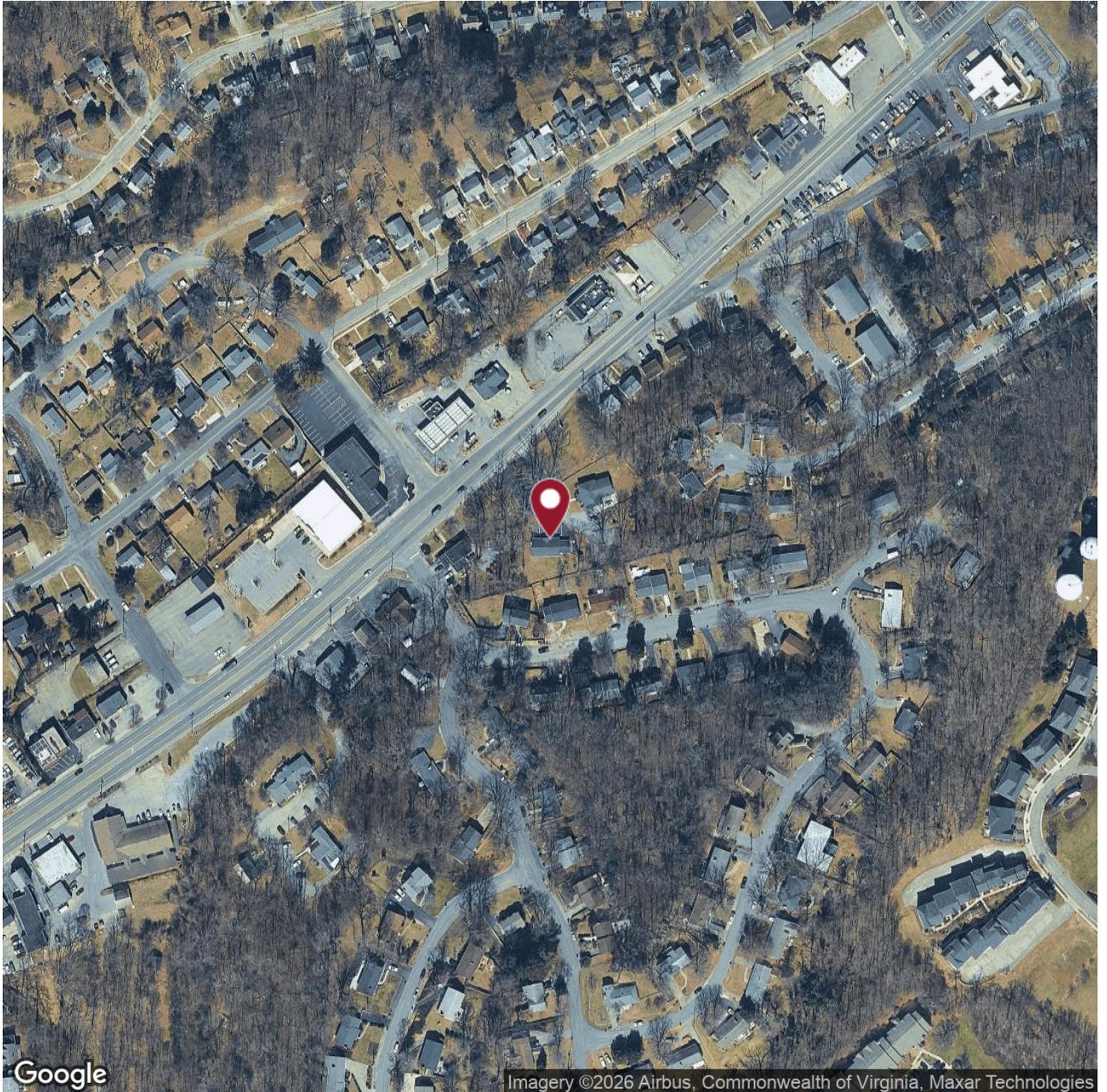


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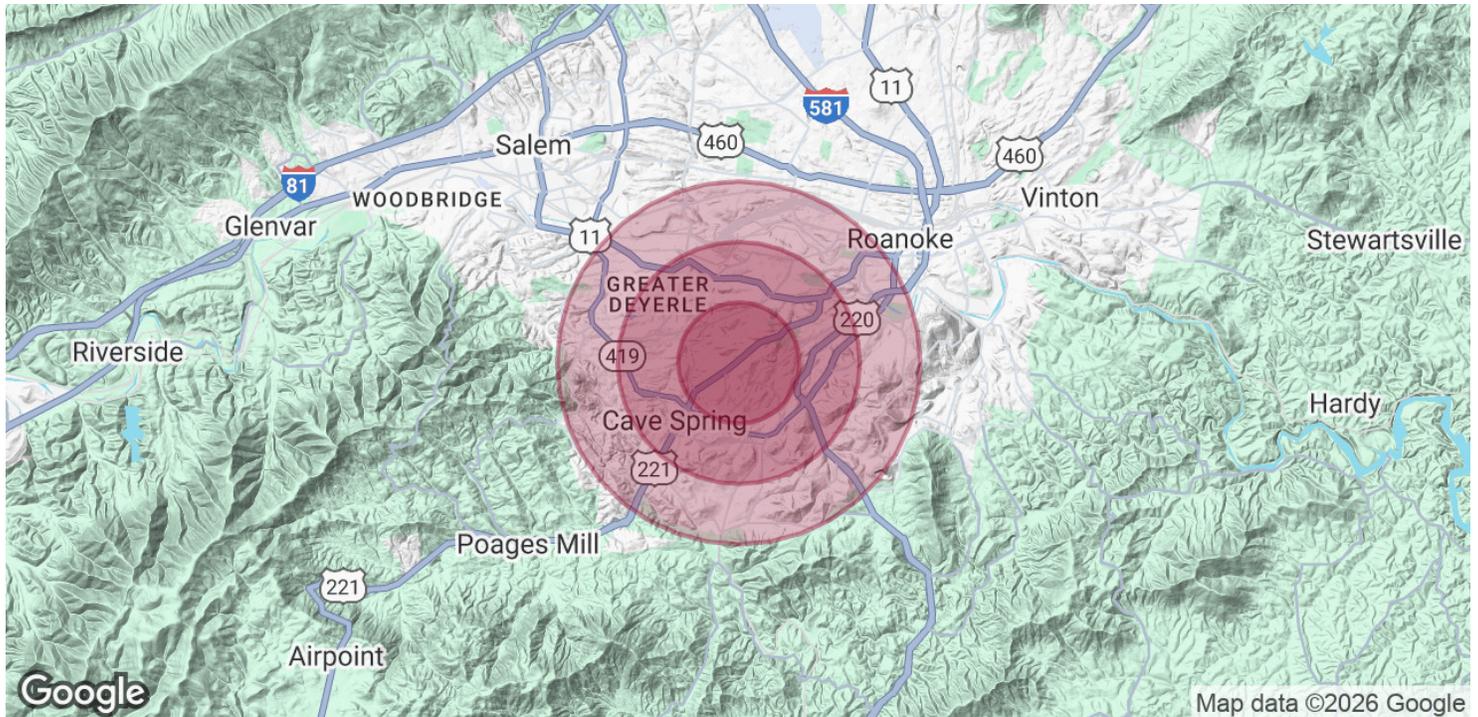


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,729	32,589	61,679
Average Age	42	44	44
Average Age (Male)	40	42	42
Average Age (Female)	44	46	45
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,541	15,137	28,370
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$90,228	\$95,996	\$98,413
Average House Value	\$289,480	\$333,155	\$345,595

Demographics data derived from AlphaMap



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