



FOR SALE

5028 STARKEY RD | ROANOKE VA

**9.38±
ACRES**

STARKEY ROAD

POE & CRONK REAL ESTATE GROUP
10 S. JEFFERSON ST | ROANOKE VA 540-982-2444

SALE OFFERING

5028 STARKEY RD, ROANOKE VA

STARKEY RD DEVELOPMENT LAND

PRESENTED BY:

MATT HUFF, CCIM | President
DENNIS CRONK, CCIM | Chairman



SALES SUMMARY

5028 STARKEY RD, ROANOKE VA 24018

Parcel Area:	9.38 Acres
Zoning:	C1 - Low Intensity Commercial (Click for Permitted Uses)
Market:	Cave Spring / Roanoke County
Asking Price:	\$2,345,000 (\$250,000 Per Acre)

PROPERTY HIGHLIGHTS

- Central & Convenient Roanoke County Location
- Located on Starkey Rd adjacent to Hunting Hills and just minutes to Tanglewood and Electric Rd in SW Roanoke County.
- Roanoke's most desirable retail corridor with average daily traffic counts of 37,000 vehicles per day on Electric Rd and 12,000 vehicles per day on Starkey Rd.
- Adjacent uses include retail, industrial, and multifamily
- Excellent Visibility & Access from both lanes of Starkey Road
- Average HH Income within 1 Mile: \$88,745



ROANOKE ADVANTAGES

- With a population over 315,000, Roanoke, Virginia is SW Virginia's largest city and economic hub.
- Roanoke is strategically located within a day's drive to almost half of the United States population with direct access to major highways including I-81, HWY 460, and HWY 220 the future I-73.
- Roanoke is home to one of Virginia's largest healthcare systems, the Carilion Clinic as well as banking, insurance and advanced manufacturers.
- The Roanoke MSA features expansive access to higher education including: Hollins University, Roanoke College, Virginia Western Community College, the Virginia Tech Carilion School of Medicine and the Radford University Carilion school of health sciences.
- Quality of life in Roanoke is enhanced by an abundance of activities mother nature has to offer. Roanoke's rivers and mountains provide an amazing opportunity to enjoy the great outdoors with easy access to the Appalachian Trail, the Blue Ridge Parkway, numerous biking and hiking trails and access to the Roanoke River.



ABOUT THE FIRM

Poe & Cronk is a locally owned and internationally recognized leading full-service commercial real estate company. The firm is comprised of a team of real estate professionals with more than 300 combined years of experience and more than \$1.5B in real estate transaction knowledge in selling, leasing, and managing commercial, industrial, and investment real estate. In business for more than 35 years, Poe & Cronk provides commercial and investment real estate services throughout western Virginia.



MATT HUFF, CCIM
PRESIDENT

Matt is a Principal at Poe & Cronk Real Estate Group where he serves as the firm's President. Matt specializes in representing his clients in the sale, purchase, and leasing of commercial, industrial, and investment real estate. He has been named one of the state's top "Power Brokers" by Virginia Business and has been featured in the Roanoke Times for his leadership in commercial real estate. His professional experience and success driven work ethic produce results that consistently exceed his client's expectations.



DENNIS CRONK, CCIM, CRE
CHAIRMAN

The firm was co-founded by Mr. Cronk in 1987 and is known for its leadership role in serving the needs of his clients in the sale, leasing, management, and development of commercial properties. His personal experience includes sales, leasing, and management of commercial, industrial, and investment properties in the value range of \$10,000 to \$30,000,000.