

# BRAMBLETON AVE RETAIL

4520 BRAMBLETON AVE SW ROANOKE, VA 24015



## OFFERING SUMMARY

**Available SF:** 1,600 SF

**Lease Rate:** \$15.00 SF/yr (NNN)

**Building Size:** 5,000 SF

**Zoning:** R-12

## PROPERTY OVERVIEW

Introducing an exceptional lease opportunity at 4520 Brambleton Ave SW, Roanoke, VA. This 1,600sf retail space features ample on-site parking and a modern, well-maintained property. Boasting a high visibility location, it offers a spacious and versatile layout, making it ideal for a small retail business. Call Bryan Musselwhite today for a tour.

## PROPERTY HIGHLIGHTS

- Located in Southwest County
- High traffic counts
- Ample parking
- Great for a small retail business



**BRYAN MUSSELWHITE, CCIM**

Senior Vice President

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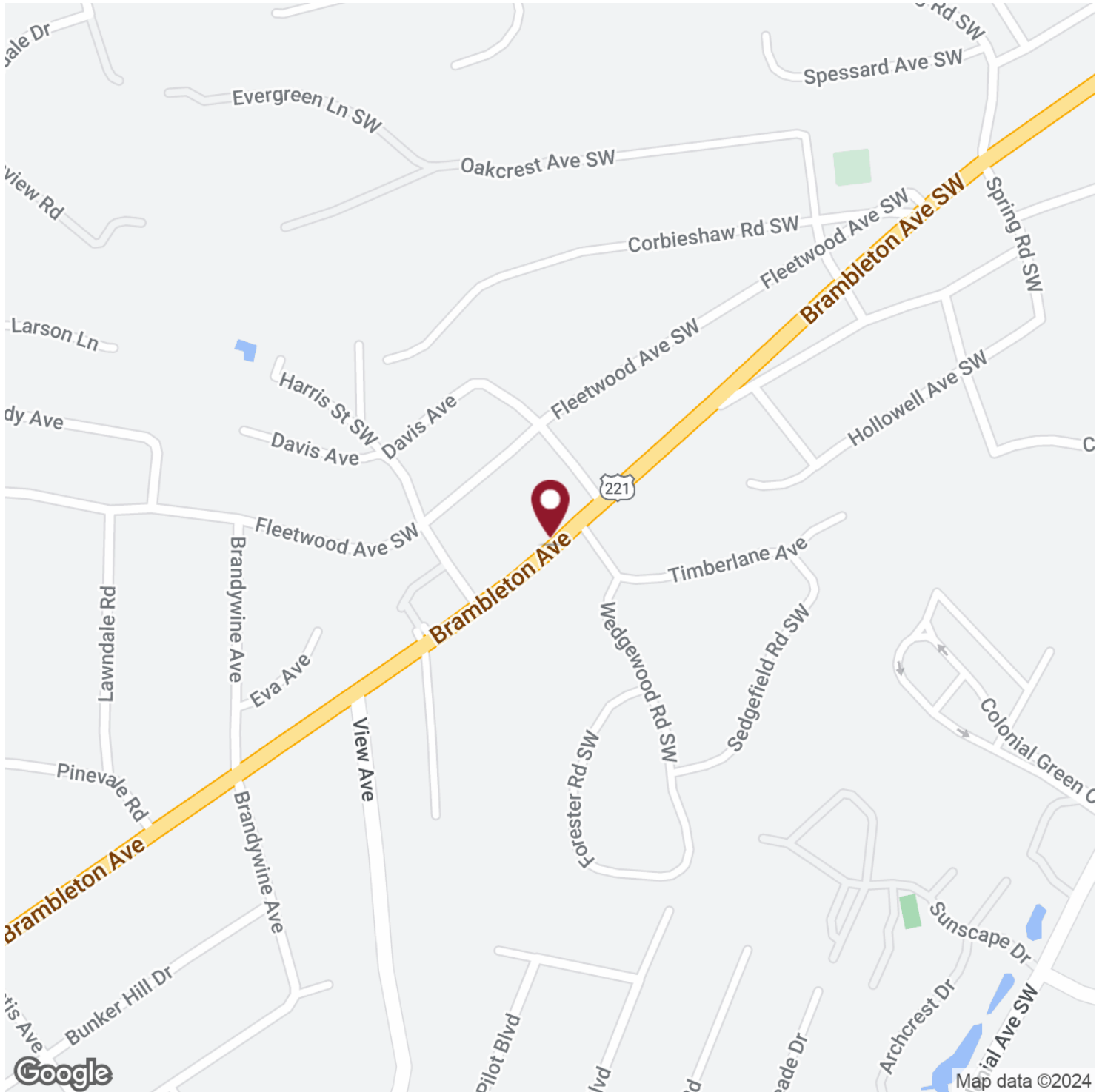


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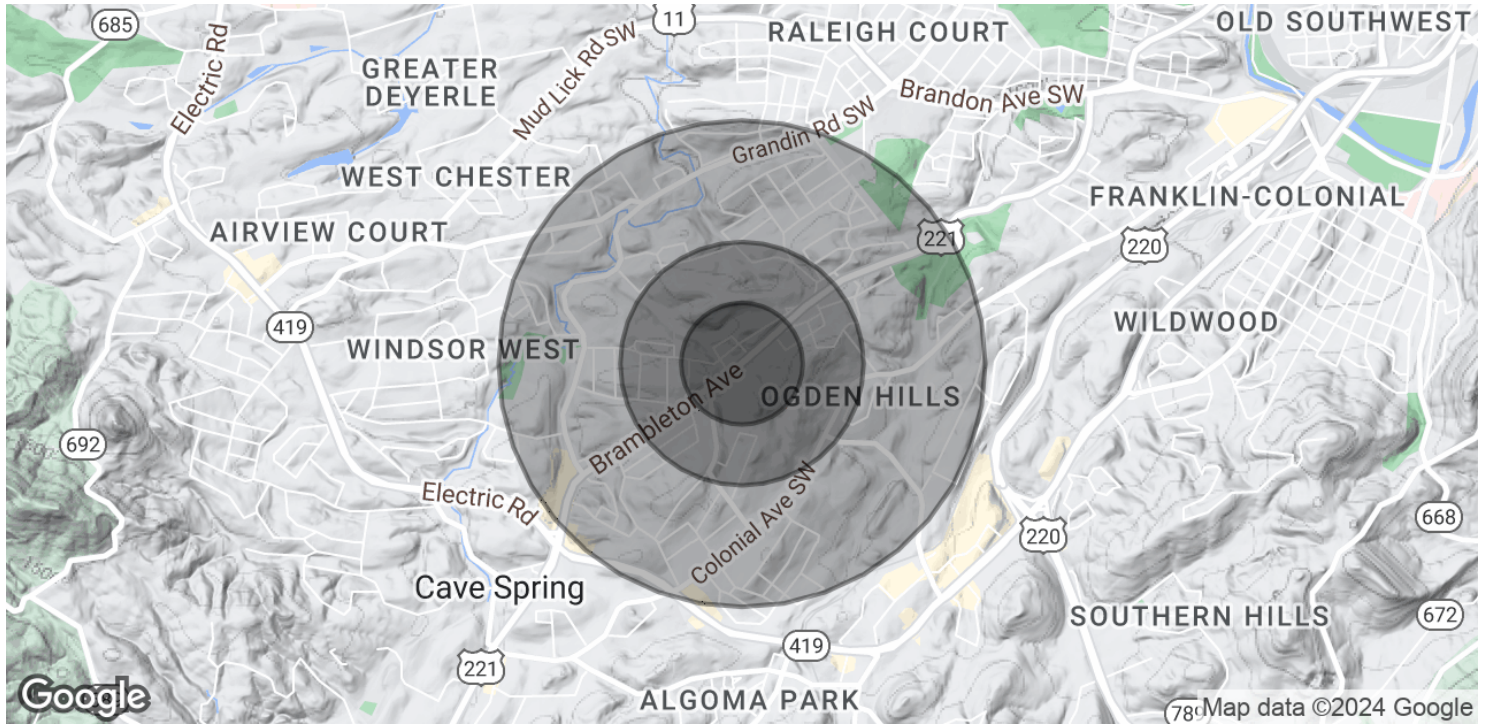
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	503	2,068	9,527
Average Age	39.7	39.6	37.3
Average Age (Male)	35.4	35.5	34.3
Average Age (Female)	47.7	46.4	40.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	253	1,049	4,699
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$76,449	\$76,321	\$72,849
Average House Value	\$189,791	\$190,844	\$195,646

2020 American Community Survey (ACS)



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