

631 Peters Creek Rd NW, Roanoke, VA 24017

CREEKSIDE CENTER



PROPERTY DESCRIPTION

This is a popular retail strip with long-term, strong tenants. The single-story building with plentiful parking has easy access to a signaled intersection. There is good signage along Peters Creek Road. Food Lion anchors on the adjacent parcel. The strip center is located at the intersection of Shenandoah Avenue and Peters Creek Road, both of which are well-traveled routes between Salem and Roanoke VA. The property is surrounded by a strong residential base.

PROPERTY HIGHLIGHTS

- Highly visible location
- Centrally located to Salem and Roanoke
- Annual average daily traffic of 33,000 vehicles per day
- Strong residential neighborhood base
- Nearby anchors include Food Lion and Family Dollar

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
CAM:	\$1.50 SF/yr
Available SF:	1,400 - 1,750 SF
Lot Size:	1.61 Acres
Building Size:	16,530 SF

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

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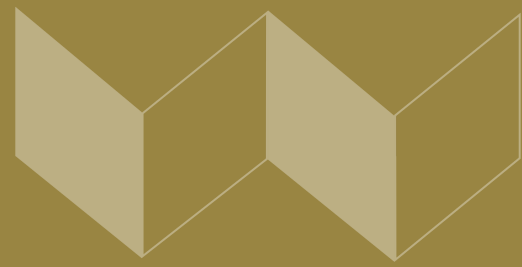
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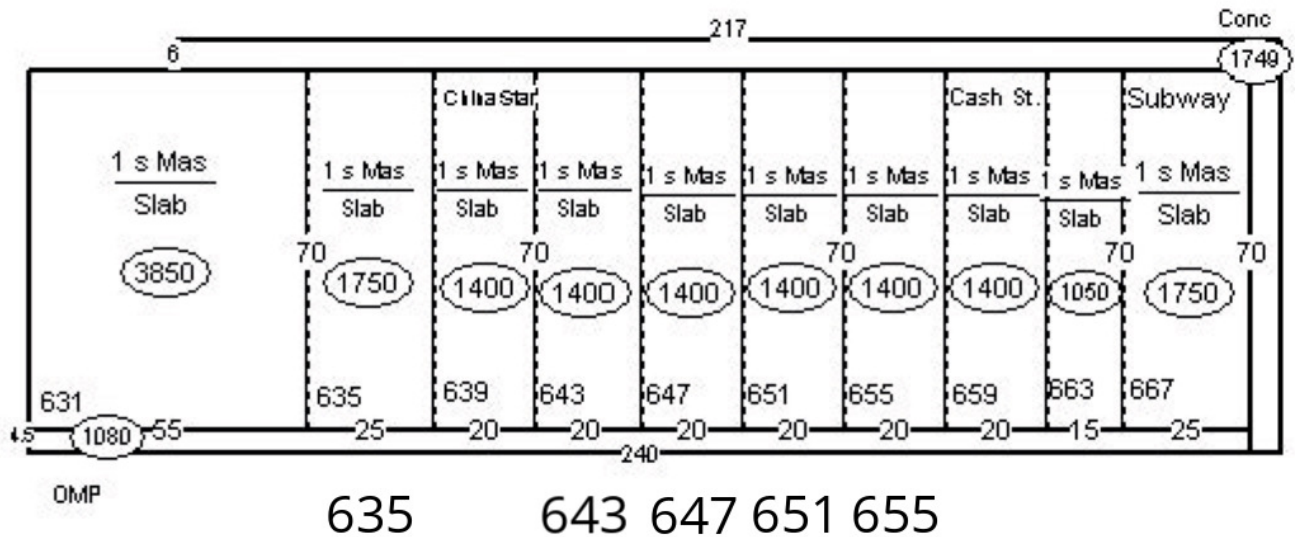


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BUILDING PLAN



Creekside Center 631 Peters Creek Rd



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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 to 60 months
Total Space:	1,400 - 1,750 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
635	Available	1,750 SF	Modified Gross	\$12.00 SF/yr	Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr
643	Available	1,400 SF	Modified Gross	\$12.00 SF/yr	Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr
647	Available	1,400 SF	Modified Gross	\$12.00 SF/yr	Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr
651	Available	1,400 SF	Modified Gross	\$12.00 SF/yr	Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr
655	Available	1,400 SF	Modified Gross	\$12.00 SF/yr	Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr

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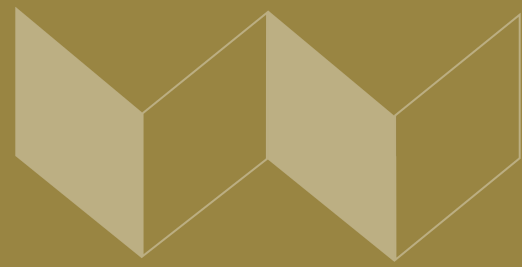
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STES 635, 643 & 647



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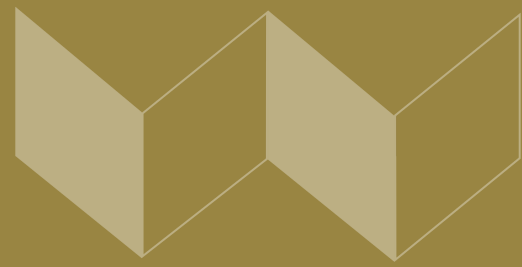
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STES 651 & 655



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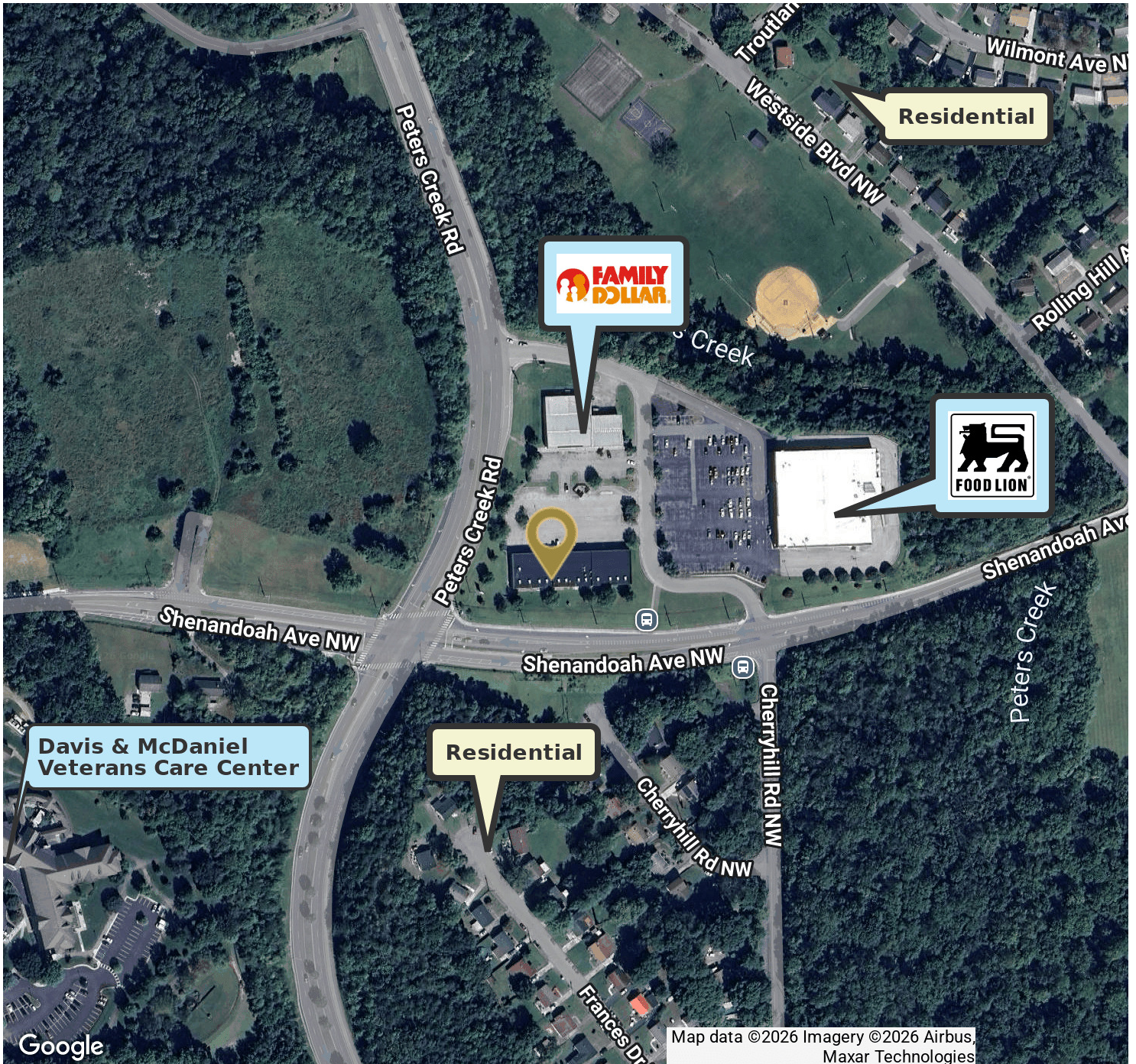
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AREA HIGHLIGHTS



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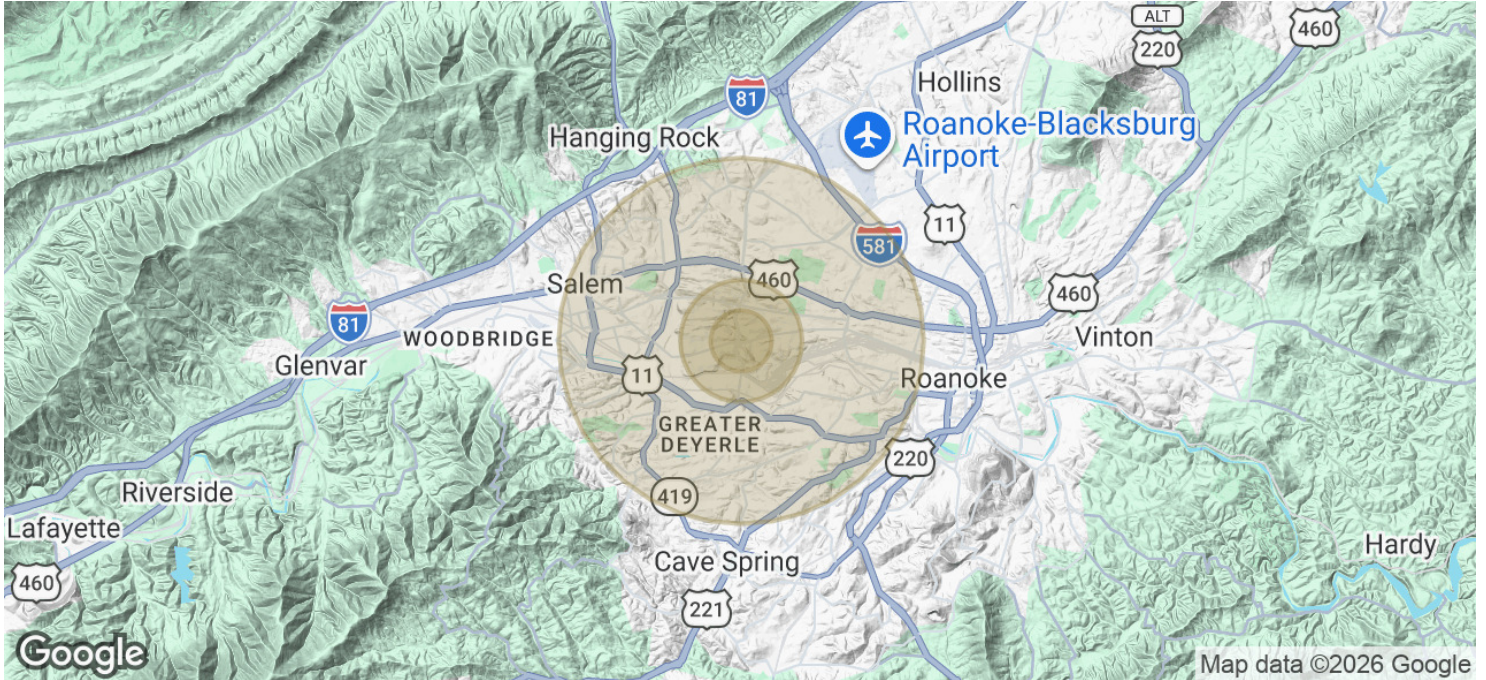
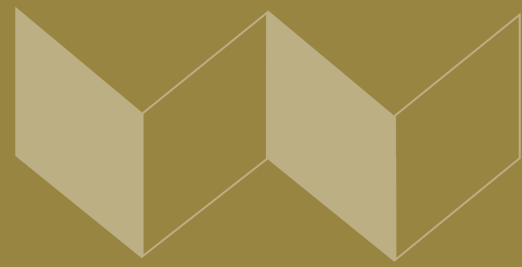
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DEMOGRAPHICS



POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	1,919	6,346	65,625
Average Age	43	42	42
Average Age (Male)	42	41	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	741	2,562	28,335
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$61,866	\$60,408	\$82,793
Average House Value	\$157,009	\$168,812	\$247,791

Demographics data derived from AlphaMap

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