

904 Apperson Dr, Salem, VA 24153

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Great owner-occupant building for small office, service or retail use. This building has been maintained in pristine condition. The interior features beautiful hardwood floors, large windows for lots of natural light, a fireplace, and an ADA compliant restroom. Good parking for customers and staff, great visibility and access.

Zoned RB-C/Residential Business with Conditions.

LOCATION DESCRIPTION

Incredibly accessible location in Salem--less than half a mile off Electric Rd and less than 10 minutes to I-81. Only minutes from Roanoke College, Downtown Salem, LewisGale Medical Center and the Veteran's Affairs Medical Center. Surrounded by diverse shopping and outdoor opportunities.

PROPERTY HIGHLIGHTS

- Paved Parking in Front & Rear of Building
- VDOT Traffic Count of +/- 22,000 VPD
- Located on Apperson Near Intersection with Electric Road/Route 419
- Pristine Condition - Ready to Move Into

OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	0.45 Acres
Building Size:	1,455 SF

KRISTA VANNOY, CCIM, SIOR
Vice President & COO

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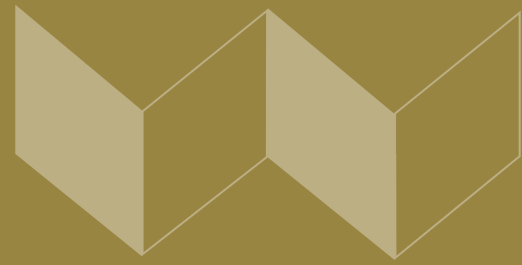
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PHOTOS



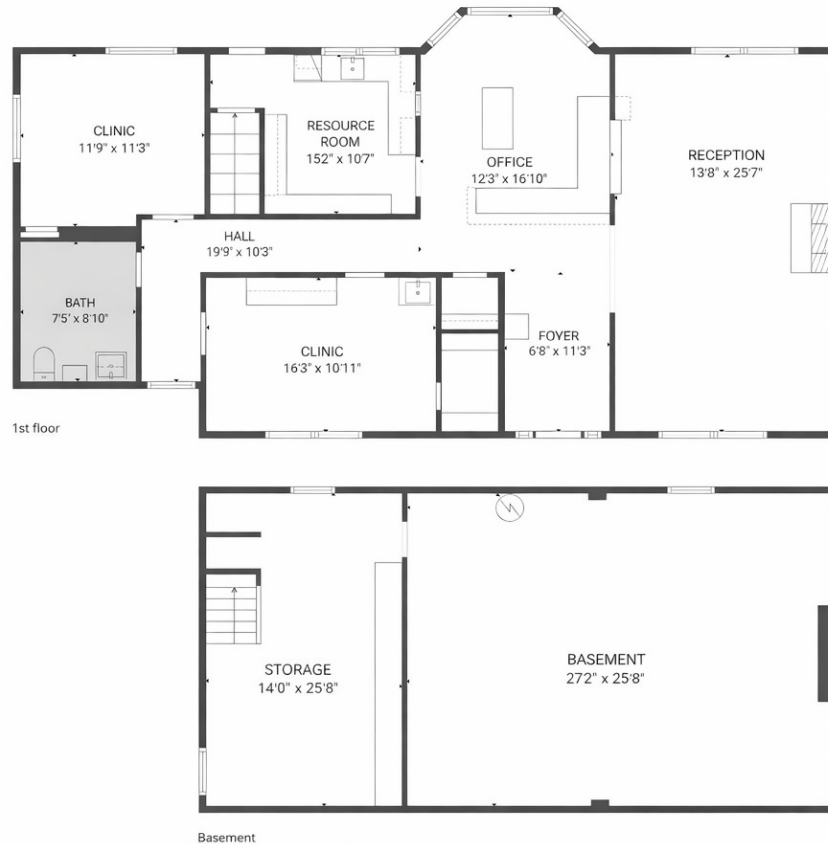
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PLANS



TOTAL: 1706 sq. ft
Basement: 367 sq. ft, 1st floor: 1339 sq. ft
EXCLUDED AREAS: BASEMENT: 589 sq. ft, WALLS: 150 sq. ft

FLOOR PLAN CREATED FOR DISPLAY ONLY. ALL MEASUREMENTS & SQUARE FOOTAGE ARE NOT

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LOCATION MAP



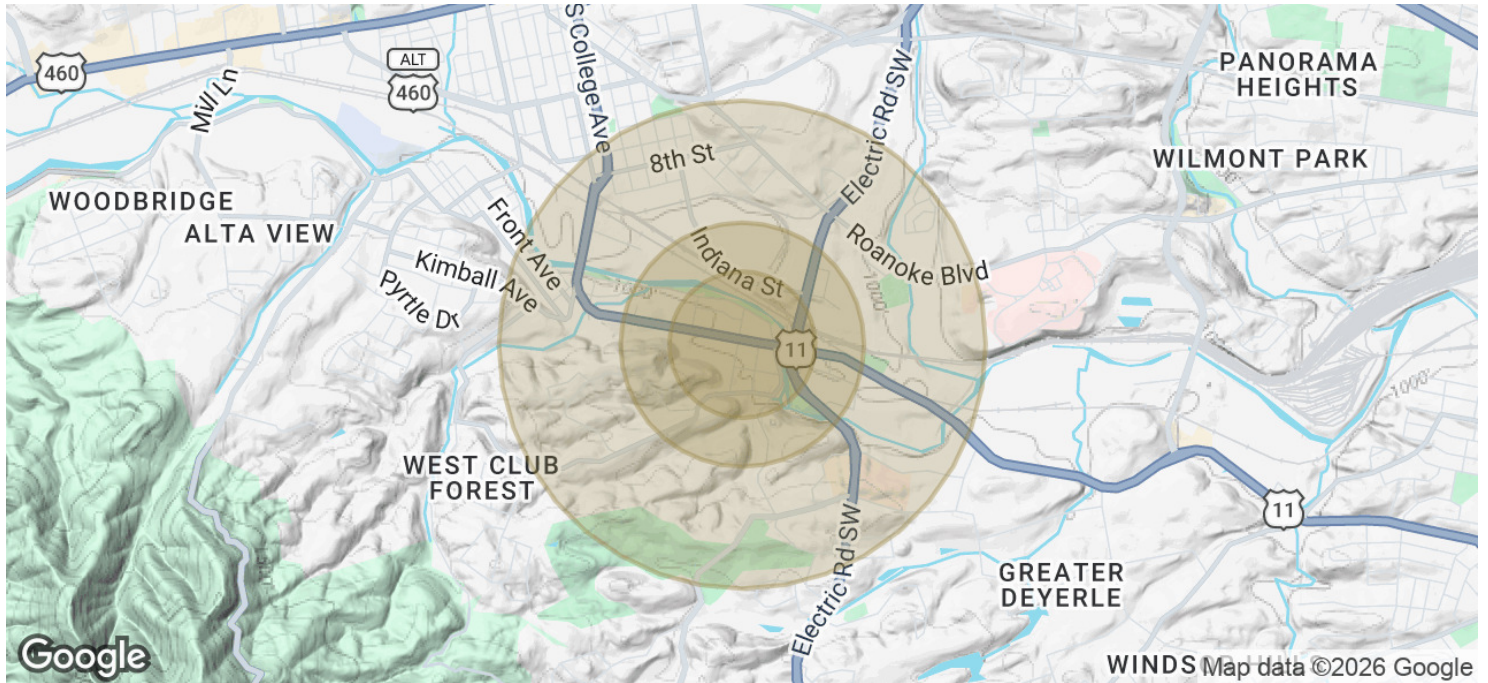
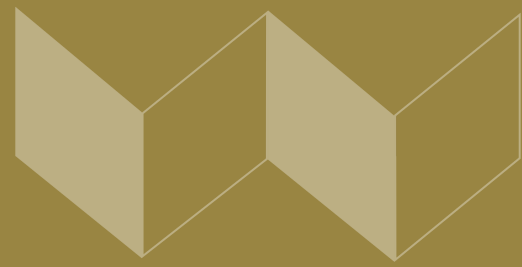
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DEMOGRAPHICS



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	508	1,107	4,523
Average Age	45	44	45
Average Age (Male)	43	43	44
Average Age (Female)	46	45	47

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	235	503	2,075
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$102,079	\$103,674	\$95,903
Average House Value	\$329,043	\$323,521	\$296,051

2020 American Community Survey (ACS)

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