



—7000 Peters Creek Road—

Retail Available



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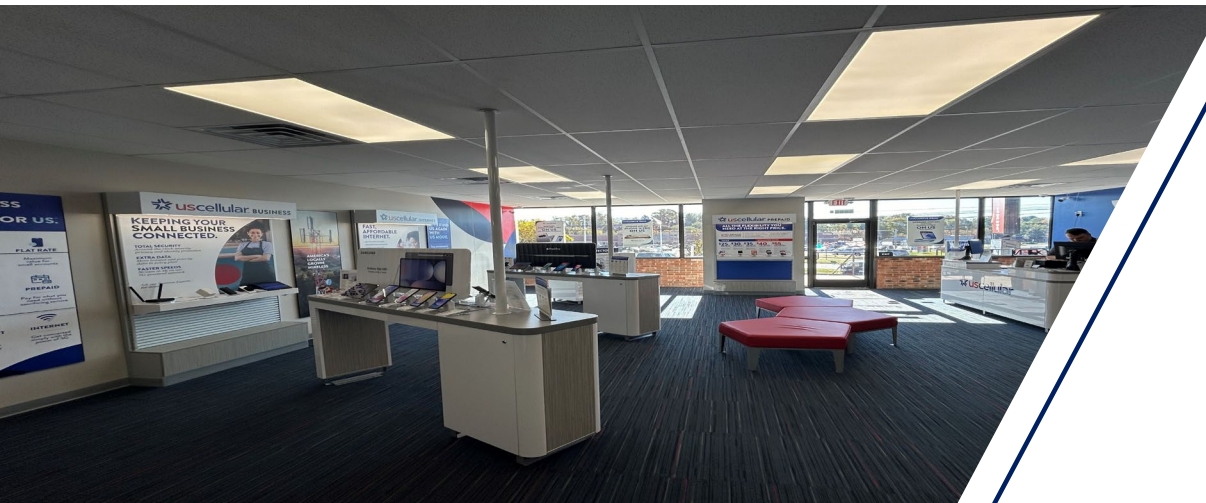


Join Nearby Tenants



SUPERCUTS

DOLLAR GENERAL



PROPERTY FEATURES

- 1,825 SF available
- Pylon signage placement
- High visibility at signalized intersection
- Strong-performing US Cellular closed at the end of October 2024 due to the T-Mobile acquisition
- Directly across from Kroger and next to Hyundai dealership
- 1.5 miles from Interstate 81
- \$25 PSF NNN

DEMOGRAPHICS



84,217

5 MILE POPULATION



91,594

5 MILE DAYTIME POPULATION



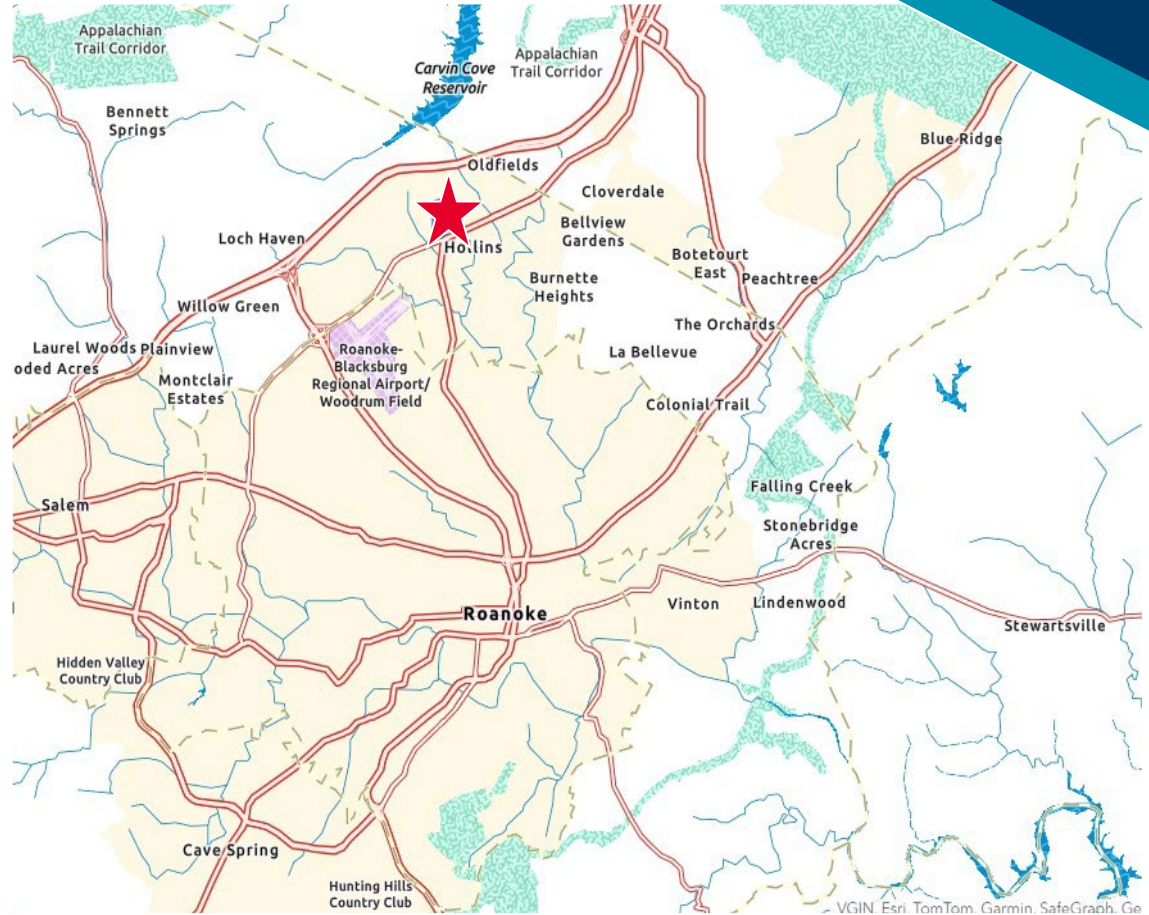
\$84,042

3 MILE AVERAGE HOUSEHOLD INCOME



35,012

5 MILE HOUSEHOLDS



DEMOGRAPHICS

2024 Estimated Population

1 MILE

5, 773

3 MILE

30,500

5 MILE

84,217

2024 Households

2,195

12,740

35,012

2024 Average Household Income

\$89,713

\$84,042

\$75,233

2024 Median Age

40.1

41.9

40.6

2024 Daytime Population

7,536

37,532

91,594

AERIAL



OVERVIEW

**LOCATED IN HIGH GROWTH
NORTH ROANOKE COUNTY**

HIGH VISIBILITY

PYLON MONUMENT SIGNAGE

SIGNALIZED INTERSECTION





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