

HOTEL OUT-PARCEL

3241 LEE HIGHWAY TROUTVILLE, VA 24175



OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	1.0 Acres
Zoning:	B2
Market:	Roanoke
Submarket:	Botetourt
Price / SF:	\$10.33

PROPERTY OVERVIEW

Off-Interstate pad-ready site in front of a busy Comfort Inn hotel in Troutville, VA. 1-acre parcel with two other hotels and Cracker Barrel in close proximity. No deed restrictions exist on this property, so all uses will be considered. Utilities available to site. Sewer on same side of road. Exit 150 traffic counts of 59,000 cars per day.

PROPERTY HIGHLIGHTS

- Off Interstate 81 at Exit 150
- Pad-Ready
- Easy Utility Access
- Hotels (3) within 0.1 miles
- Perfect for restaurant/fast food or C-store.
- No existing usage restrictions.

**RICHARD WELLFORD, CCIM**

Vice President
540.855.3648
rwellford@pocronk.com

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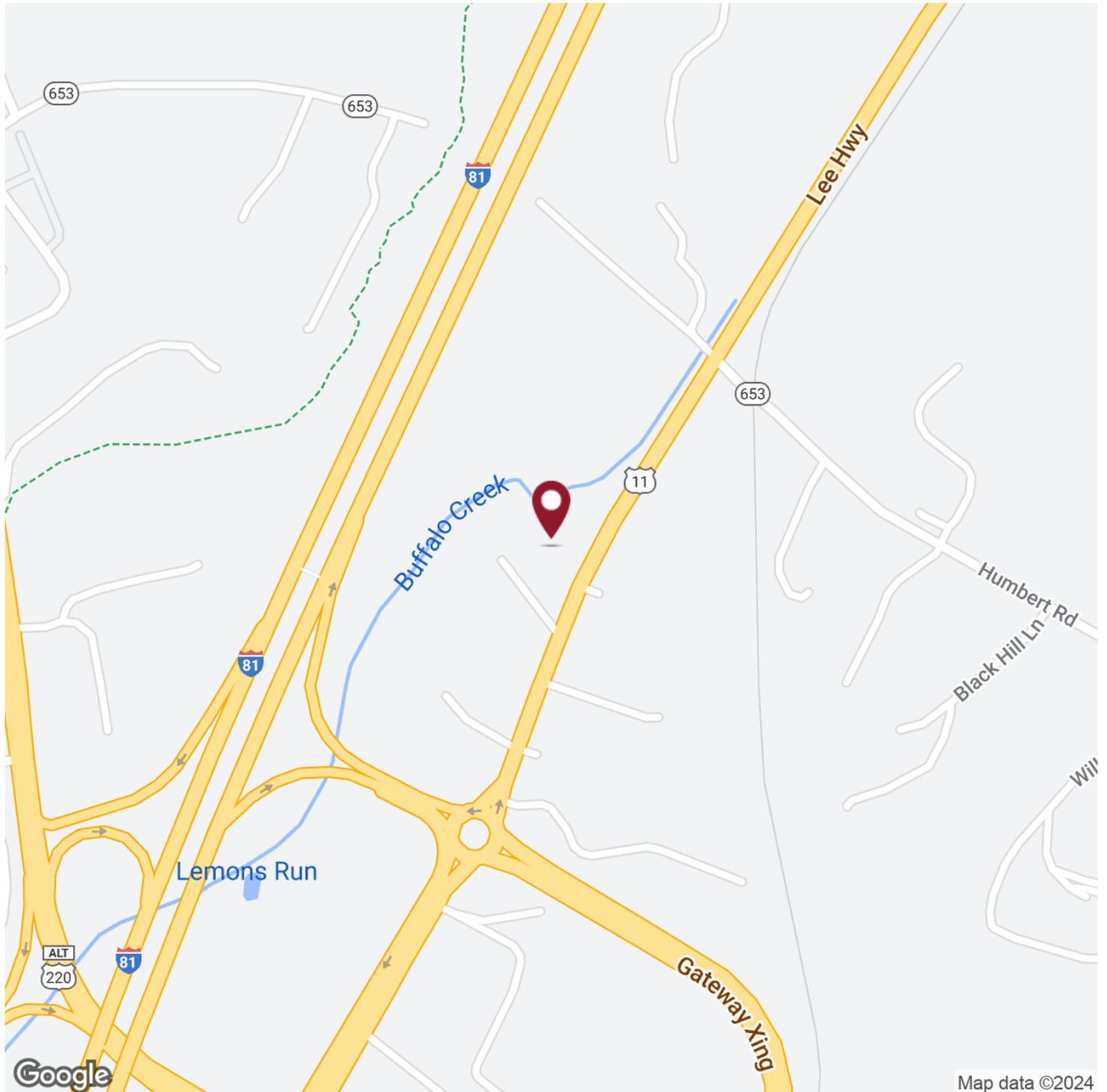
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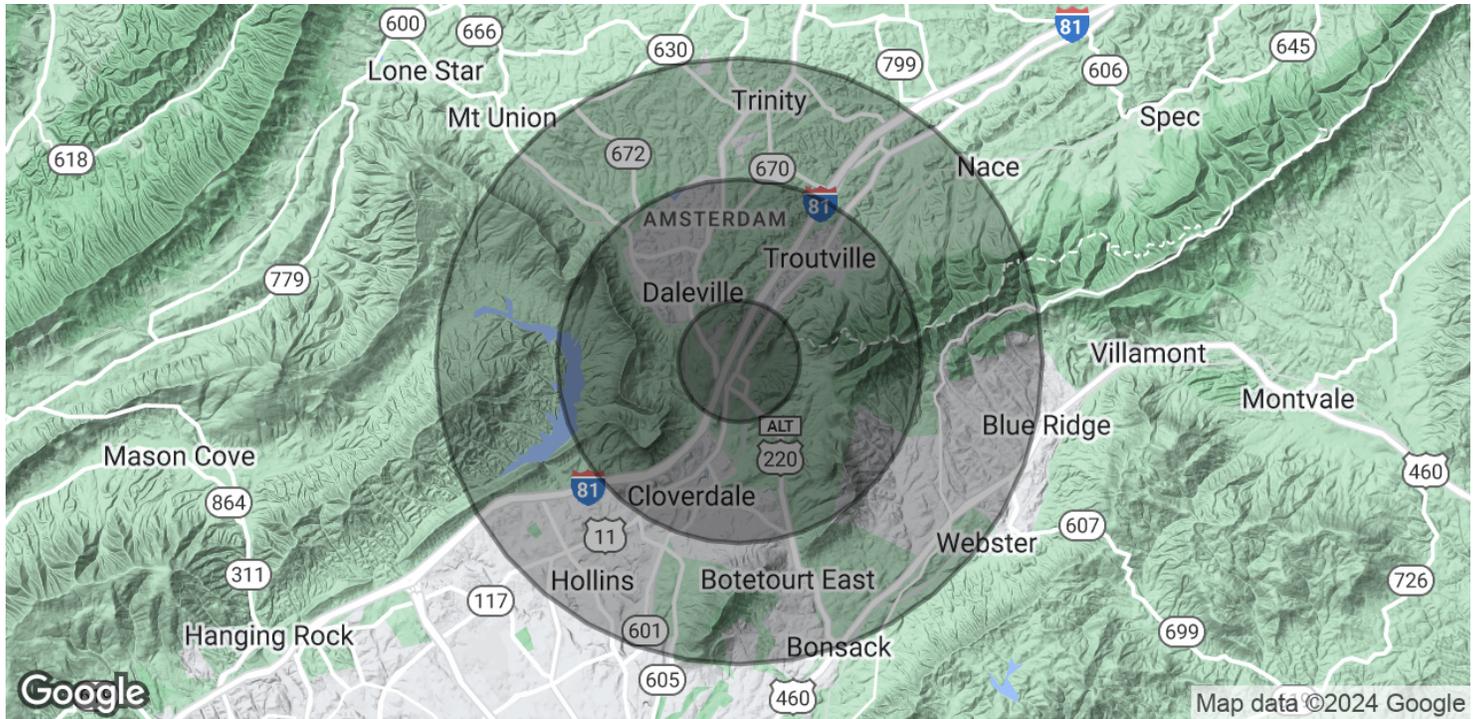


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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	590	7,064	30,510
Average Age	50.3	46.2	46.1
Average Age (Male)	50.7	44.2	45.3
Average Age (Female)	49.0	48.7	47.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	325	3,105	12,827
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$65,370	\$91,578	\$90,419
Average House Value	\$198,644	\$254,920	\$251,522

* Demographic data derived from 2020 ACS - US Census

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