

COMMERCIAL SPACE  
FOR LEASE



ORCHARD MARKETPLACE  
Market Center Way, Daleville, VA 24083



## DEVELOPMENT CORRIDOR

\$250 million in economic development projects since 2016 with over 1,500 housing units added to the development pipeline.



## GROCERY ANCHORED CENTER

New construction located on outparcels at Food Lion-anchored Orchard Marketplace



## AFFLUENT DEMOGRAPHICS

1-mile average household income is \$133,880



## BUSY COMMERCIAL ARTERIAL

Direct access and visibility from Roanoke Road (US 220) with over 27,000 AADT



## ATTRACTIVE CO-TENANTS

Join Food Lion, CVS, Dunkin' Donuts, Jersey Mike's, Ivy Rehab, Dairy Queen, Dominoes, YMCA, Hampton Inn, Carilion Clinic, and Lewis Gale Physicians

## HIGH QUALITY NEW CONSTRUCTION BUILDING

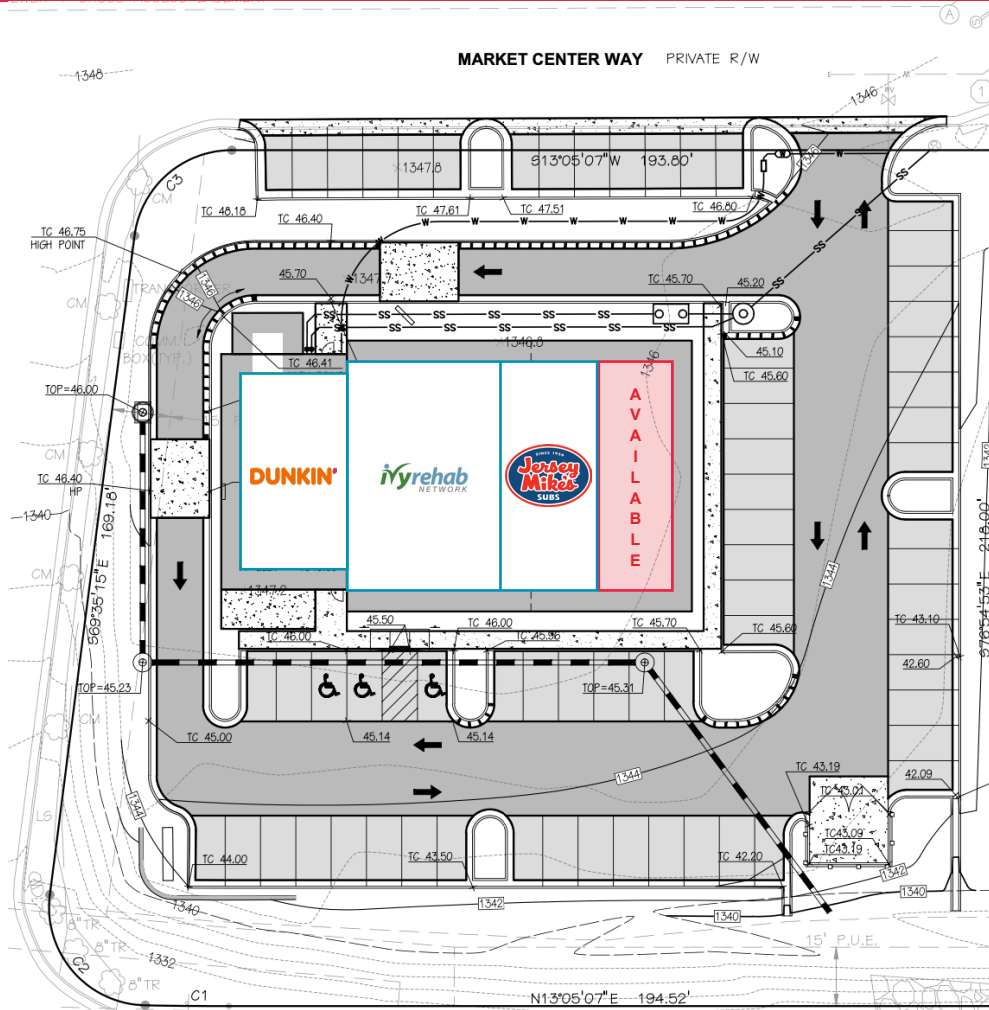
Join Dunkin' Donuts, Ivy Rehab, & Jersey Mike's



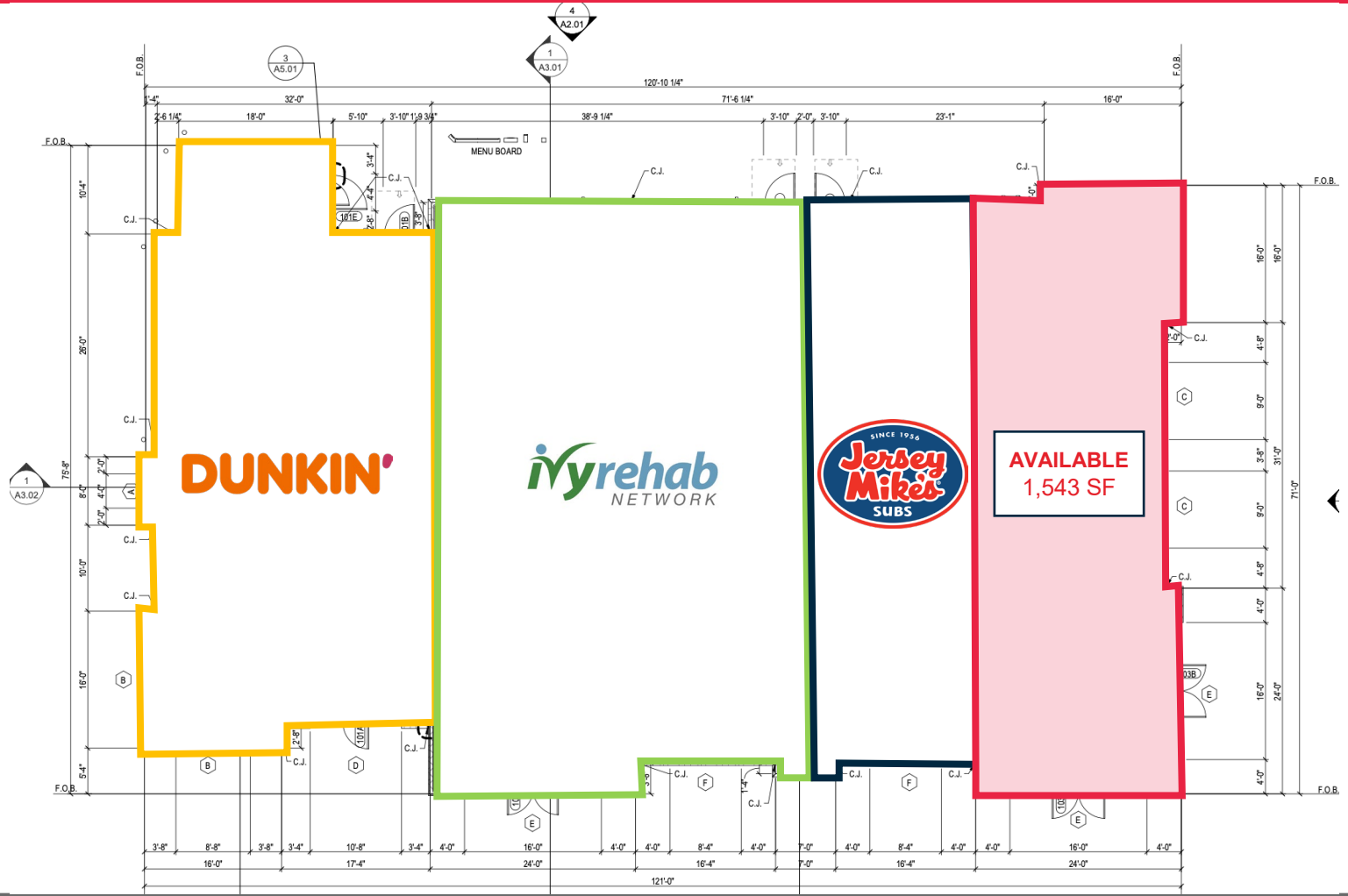


**1,543 SF END CAP AVAILABLE**  
Premium Retail Space

# TRACT B



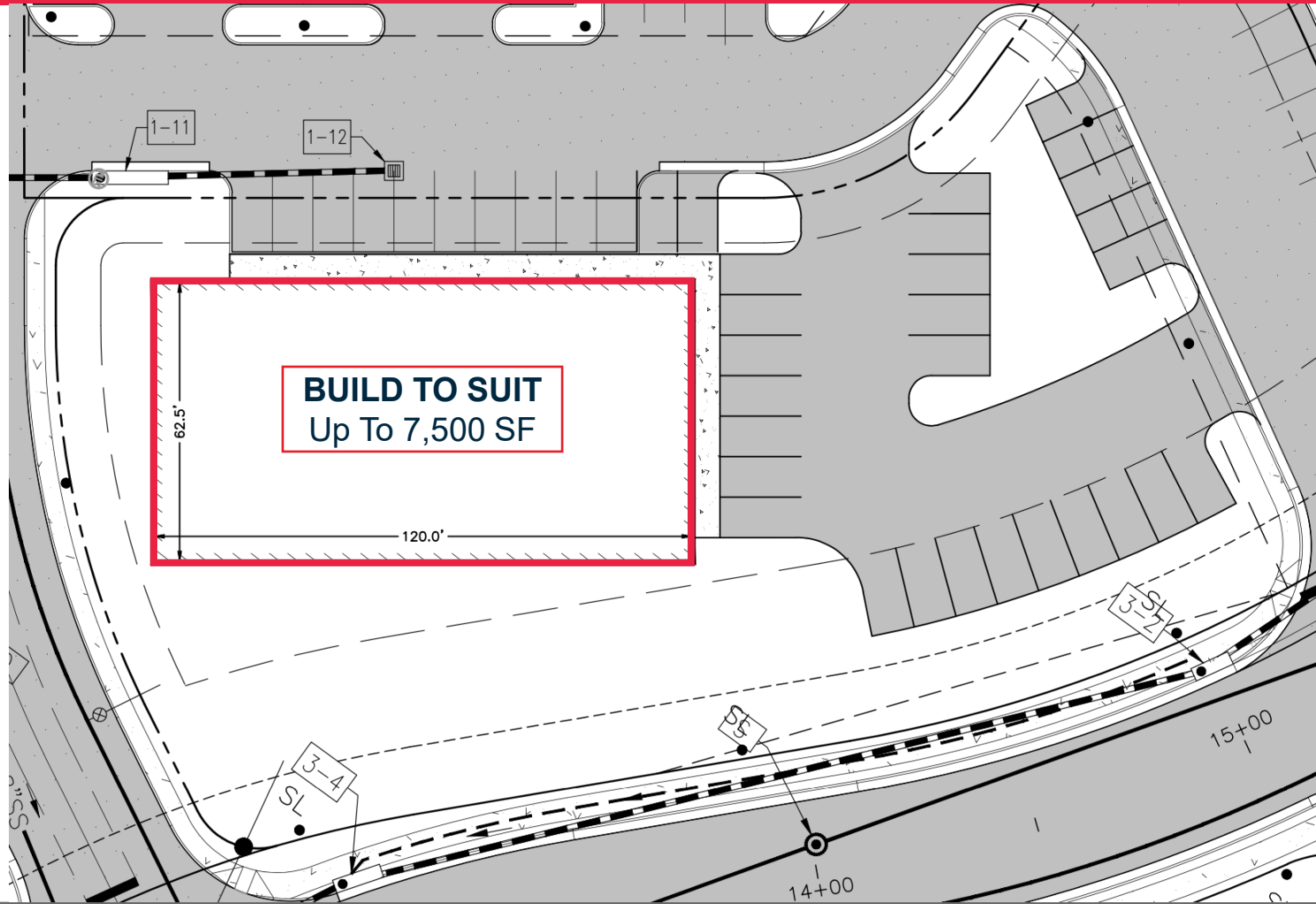
# TRACT B



# TRACT D



**0.921 ACRE PARCEL AVAILABLE**  
**Build to Suit or Ground Lease**





# SITE OVERVIEW



Daleville Town Center Apts.  
(215 Units)



Fieldstone Place (376 Units)

Roanoke Rd - US 220 (27,000 AADT)



# RETAIL MAP





## METALSA



## SINCE 2016...

- +/- \$250 million in capital projects completed through 10 economic development initiatives, including 4 new companies and 6 expansions.
- 1,197 new full-time jobs have been announced.
- 10.5% growth in manufacturing jobs.
- 11.6% growth in manufacturing wages (avg. \$58,330 in 2021).
- 3.48% growth private sector jobs.
- 17.8% growth in private sector wages (avg. \$47,597 in 2021)



**A**



**B**



**C**



**D**



**E**



**F**

- A** **Fieldstone Place**  
288 Multifamily Units, 376 Total
- B** **The Preserve at Ashley**  
80 SFH
- C** **Roanoke Road Apartments**  
240 MF Units
- D** **Daleville Town Center Apts.**  
215 MF Units
- E** **The Reserve at Daleville**  
255 MF Units, 188 Built
- F** **Harvest at Blue Ridge**  
152 SFH, 123 SFA, 162 MF Units



Over 1,500 housing units have entered the development pipeline in Daleville since 2017, including 500+ single family homes and over 1,000 apartment units.



## 17,729

5 MILE 2023 POPULATION



## 6,989

5 MILE 2023 HOUSEHOLDS



## \$133,880

1 MILE AVERAGE HH INCOME



## 16,575

5 MILE DAYTIME POPULATION

## KEY DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Estimated Total Population	2,096	7,171	17,729
2028 Projected Population	2,216	7,431	17,987
2023 Households	882	2,927	6,989
2023 Average Household Income	\$133,880	\$121,156	\$114,473
2023 Median Household Income	\$99,728	\$91,156	\$83,813
2023 Median Age	54.4	50.9	47.9
2023 Daytime Population	1,908	7,110	16,575

# CONTACT



**Clay Taylor**  
Senior Vice President  
804 819 9948  
[clay.taylor@thalhimer.com](mailto:clay.taylor@thalhimer.com)

**Wyatt Poats**  
Senior Associate  
540 767 3008  
[wyatt.poats@thalhimer.com](mailto:wyatt.poats@thalhimer.com)

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