

3939 VALLEY GATEWAY BLVD

Roanoke, VA 24012

+5.99 ACRES AVAILABLE | FOR SALE



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PROPERTY OVERVIEW

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PROPERTY ADDRESS

Address	3939 Valley Gateway Blvd
City	Roanoke
County	Roanoke
State	Virginia
Zip Code	24012

POPULATION

	1 Mile	3 Mile	5 Mile
2024 Total Population	2,556	32,055	90,835
2029 Total Population	2,581	32,259	90,852
Annual Rate	0.19%	0.13%	0.00%

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2024 Households	1,060	13,535	38,659
2029 Households	1,076	13,732	38,945

INCOME

	1 Mile	3 Mile	5 Mile
2024 Average Household Income	\$87,502	\$85,391	\$76,506



5.99 ACRES
AVAILABLE



34,060 VPD
TRAFFIC COUNTS



C2
CURRENT ZONING

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PROPERTY PHOTO

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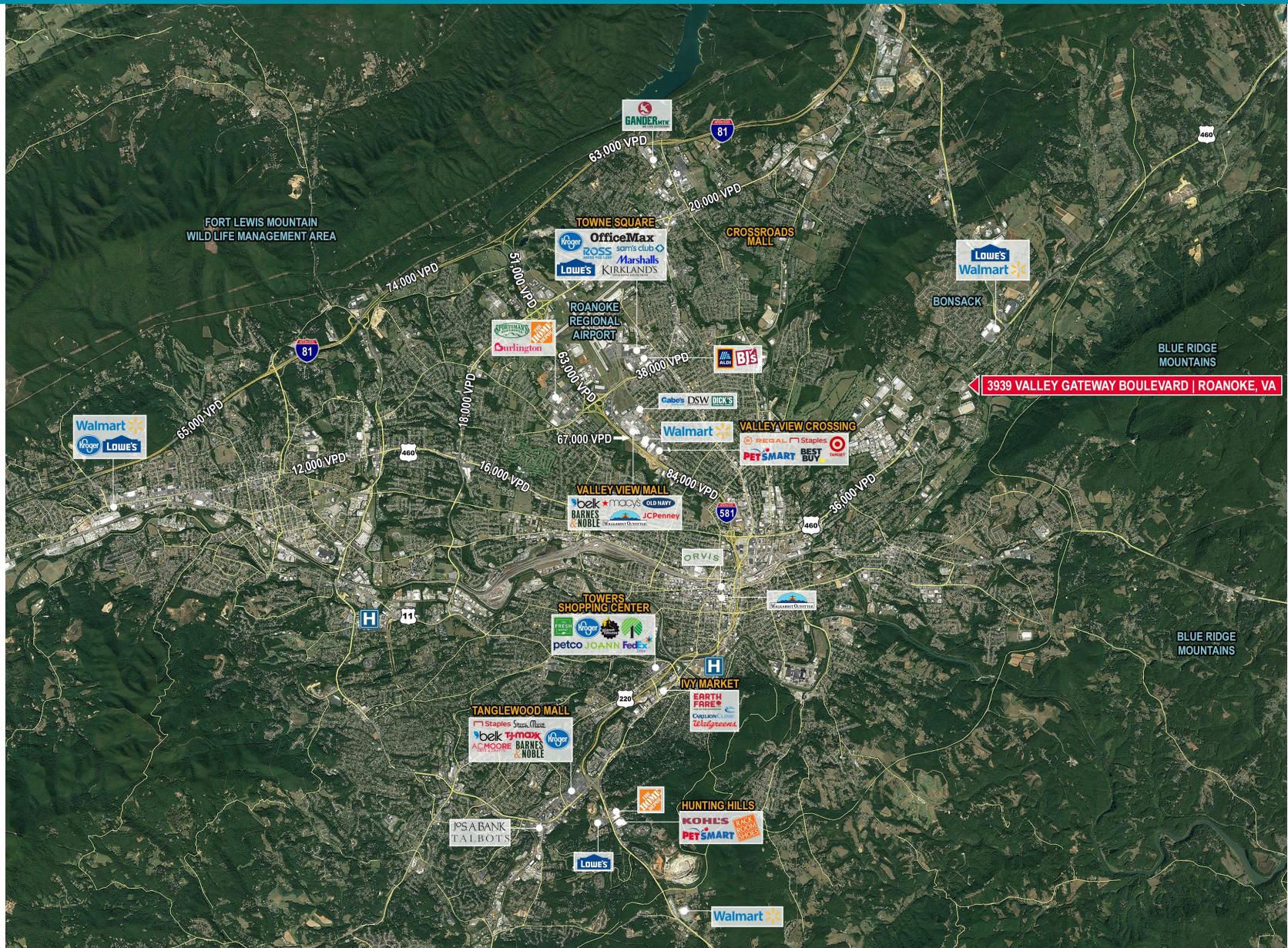


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MARKET AERIAL

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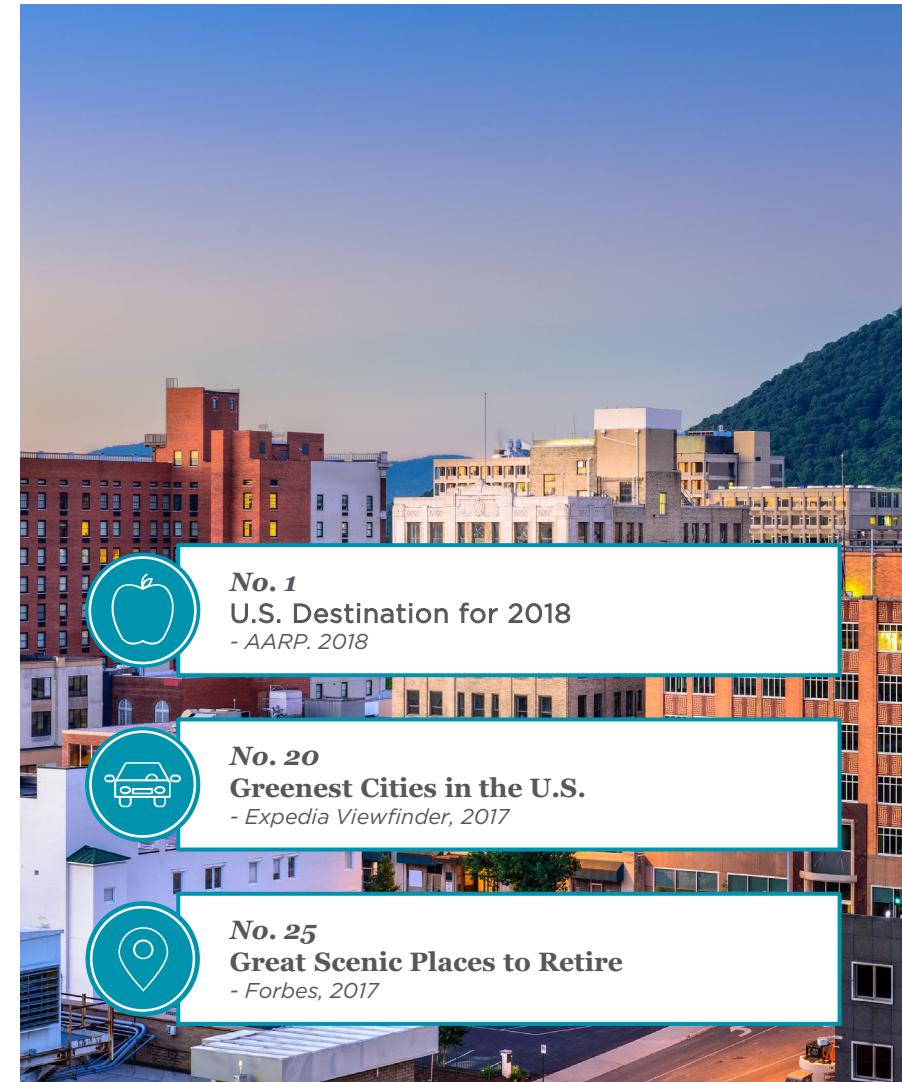
LOCATION OVERVIEW

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Roanoke, Virginia

Business from across the globe have located in the Roanoke Region due to the many advantages the area offers. From the high quality of life to the low cost of living, Roanoke's central location, abundant recreation, and superior infrastructure attract advanced manufacturers and knowledge industries to the region. With one of the most diverse economies in Virginia, the area provides low costs and high productivity that meet the needs of industries from electronics to software and life sciences. Roanoke is the center for finance, healthcare, logistics, legal services, manufacturing, and culture for all of western Virginia. The diversified economy includes major operations in banking, insurance, advanced manufacturing, and automotive suppliers. Roanoke is the back-office headquarters for Advanced Auto Parts, a Fortune 500 company, as well as home to one of Virginia's largest healthcare systems, Carilion Clinic.

The largest metropolitan area in western Virginia, the Roanoke Region covers 1,700 square miles in the Blue Ridge and Allegheny Mountains. There are more than 330,000 people who call the region their home and more than 1,000,000 others who use it as their regional center for jobs, transportation, entertainment, and healthcare. Roanoke offers an ideal mix of urban, suburban, and rural lifestyles to help businesses attract and retain skilled and talented workers. Graduates of the region's 20+ colleges and universities are drawn to the area to enjoy the Appalachian Trail, Blue Ridge Parkway, and 600 miles of hiking and biking trails nearby. The region solidified its standing as a destination for trail riders, being designated as one of 39 certified ride centers in the world by the International Mountain Bike Association.



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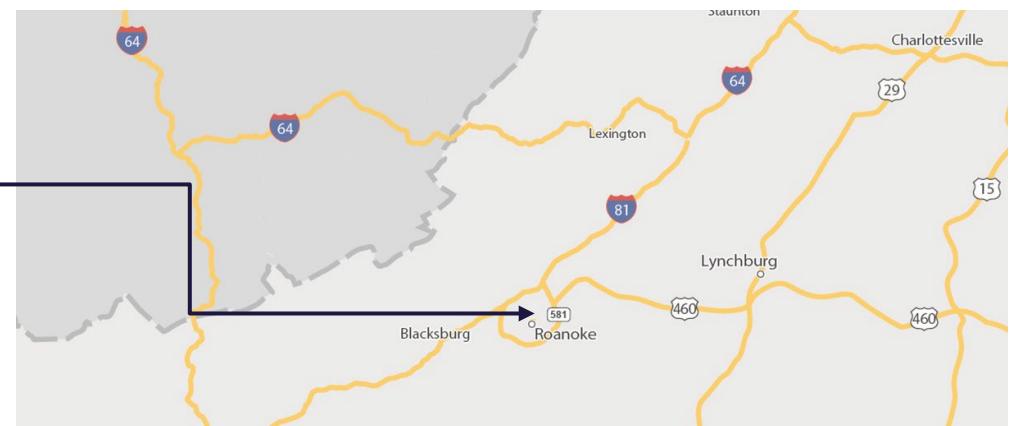
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ROANOKE

The Roanoke Appeal

Roanoke's diverse lifestyles, outdoor activities, and brewery scene attracts visitors from all over the United States.



 **No. 1**
State for Business
- CNBC, 2019

 **Top 25**
Most Beautiful East Coast Destinations
- vacation Idea, 2018

 **Top 25**
U.S. Cities that Millennials can Afford
- The Penny Hoarder, 2017

