

Premier Grocery-Anchored Retail Site

2557 Roanoke Road, Daleville, VA 24083



Land +/-11AC
For Sale

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In Association with Scott Reid & ParaSell, Inc. | Costa Mesa, California | A Licensed Virginia Broker #0226032019 |
Licensed in AR, CA, CO, CT, DC, FL, GA, HI, ID, IL, IA, IN, KS, KY, ME, MD, MA, MI, MN, MO, MT, NC, ND, NE, NJ, NM, NY,
NV, NM, NC, OH, OK, OR, PA, RI, SC, SD, TN, TX, UT, VA, VT, WA, WI, WY

Premier Grocery-Anchored Retail Site

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Daleville, VA 24083

SPACES AVAILABLE

+/- 10.88 Acres

TRAFFIC COUNTS

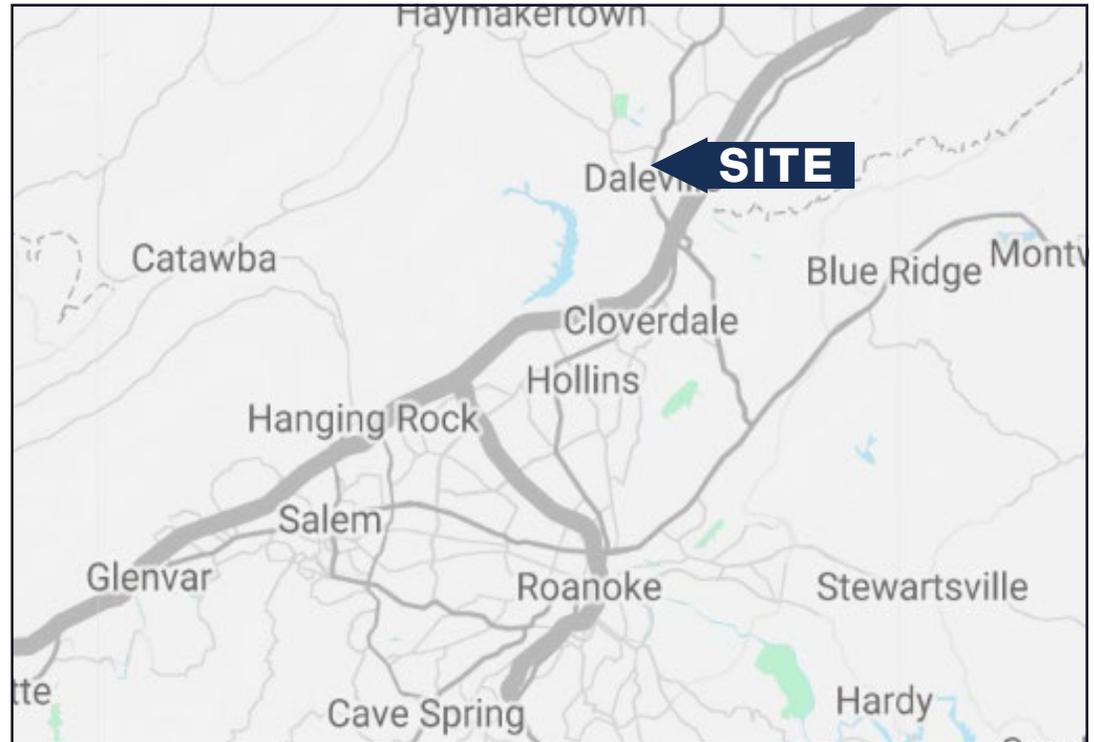
Roanoke Road 18,000-28,000 cpd for 2022

AREA RETAILERS

Food Lion, Kroger, CVS, Dunkin', Dairy Queen,
Member One Federal Credit Union, Jersey Mike's,
Bojangles, Wendy's

PROPERTY HIGHLIGHTS

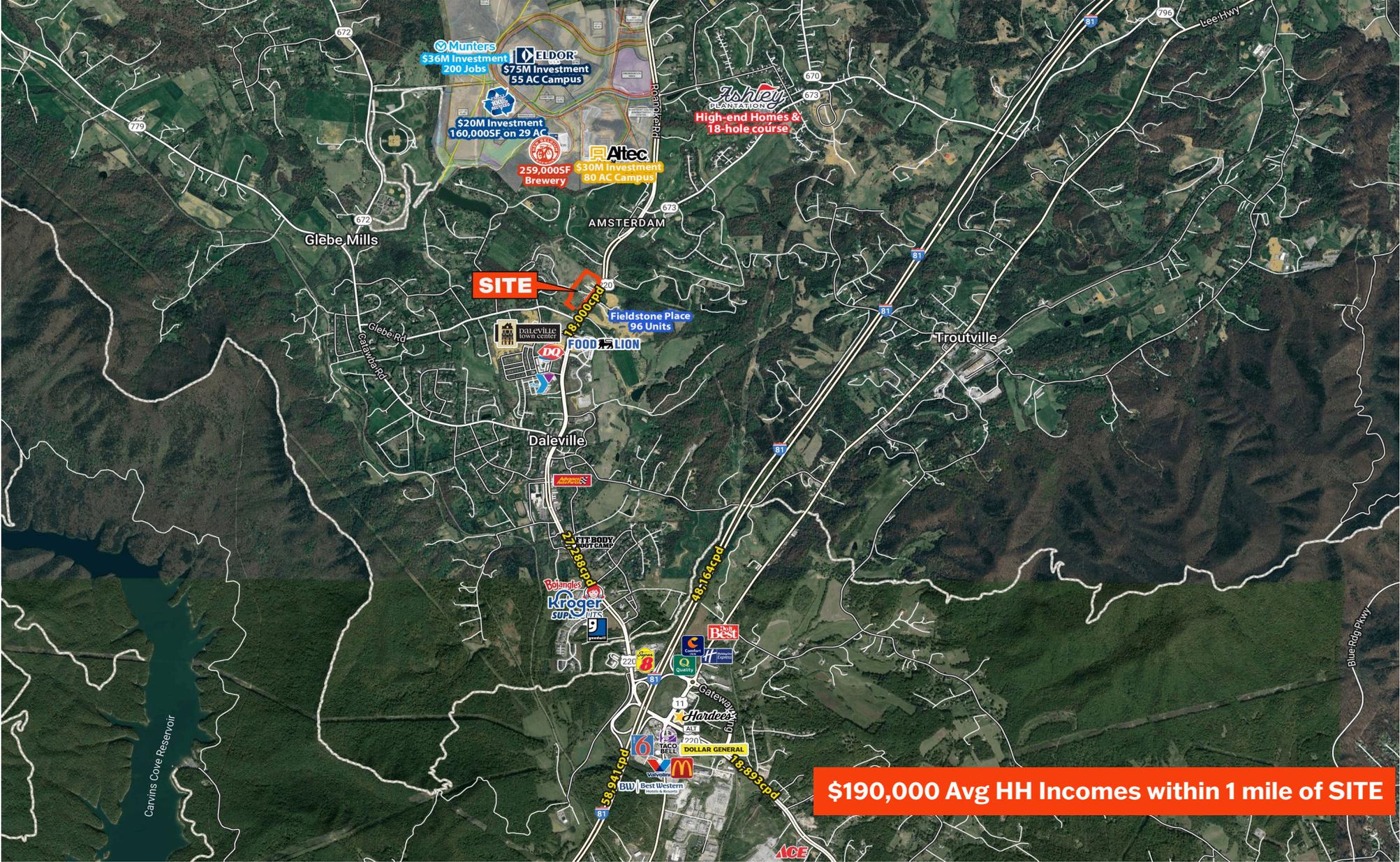
- Direct access off heavily travelled Hwy 220-Roanoke Road, the main thoroughfare of Daleville, VA.
- The Ikenberry Orchards Site is everything the community of Daleville stands for and represents. Nearly 100 years of operating history by 5 generations of family ownership.
- Proposed improvement to the existing traffic light as a thru-cut 3 phased operation allowing north & south vehicle traffic access to this premier site.
- 1000+ units of nearby apartments either built or under construction.



AREA DEMOGRAPHICS	1 Mile	5 Mile	15 Mile	20 Min DT
Population	2,141	15,600	241,210	42,505
Projected Annual 5 Yr Growth	0.5%	0.2%	-0.1%	0.2%
Total Households	946	6,412	104,569	17,522
Average Household Income	\$190,383	\$170,837	\$124,337	\$143,541
Bachelor's Degree or Higher	53.7%	46.3%	42.8%	44.1%
Median Age	53.1	46.7	41.6	44.3

Daleville, Virginia

Trade Area



Daleville, Virginia

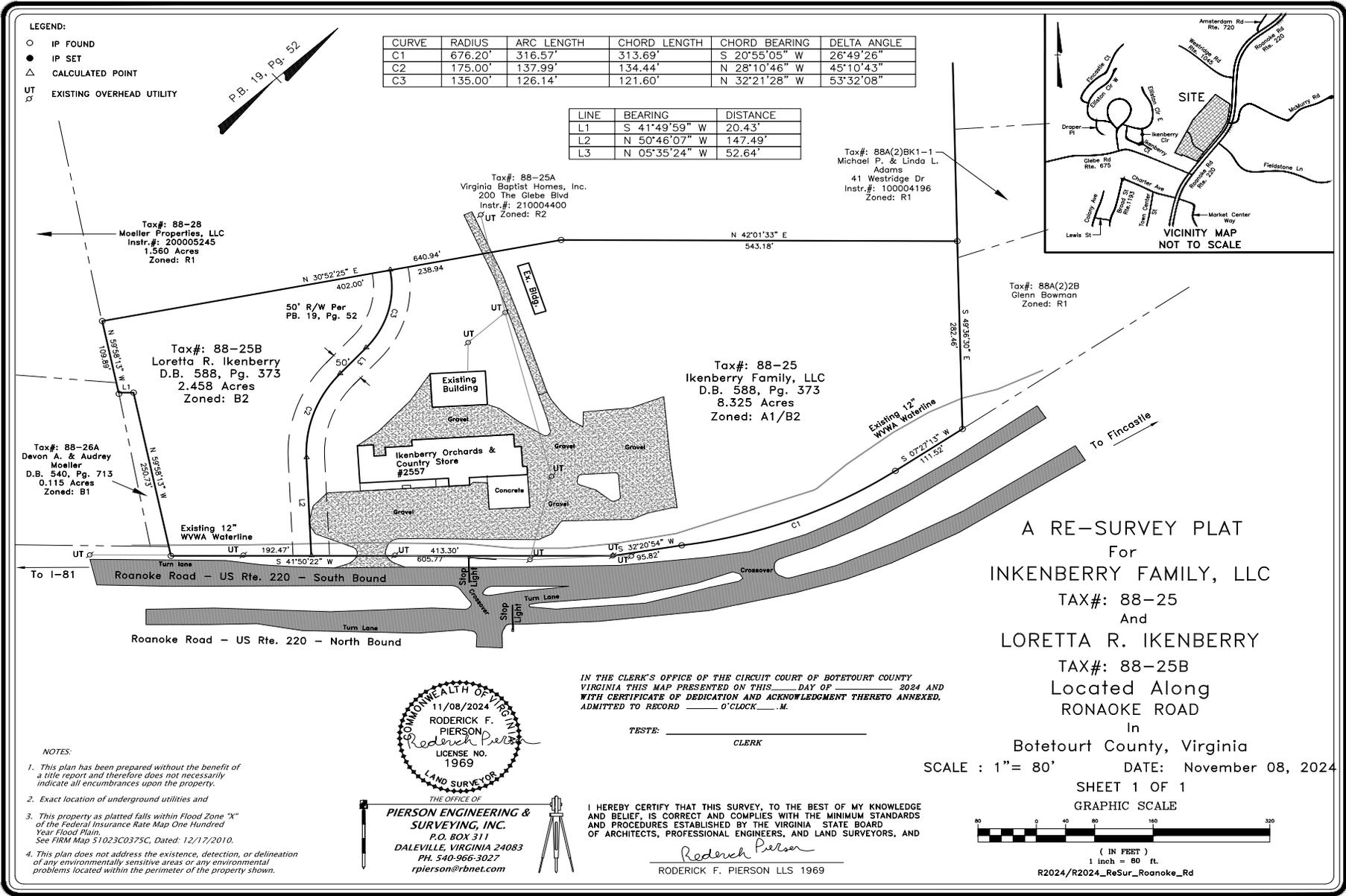
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Site Survey

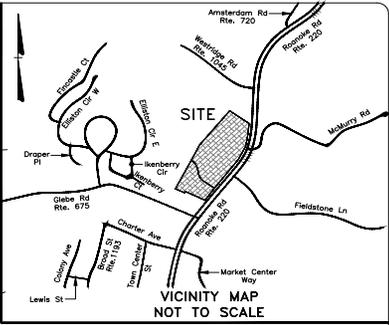
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INSTRUMENT NUMBER:



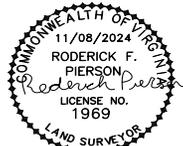
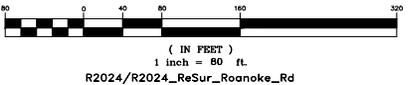
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	676.20'	316.57'	313.69'	S 20°55'05" W	26°49'26"
C2	175.00'	137.99'	134.44'	N 28°10'46" W	45°10'43"
C3	135.00'	126.14'	121.60'	N 32°21'28" W	53°32'08"

LINE	BEARING	DISTANCE
L1	S 41°49'59" W	20.43'
L2	N 50°46'07" W	147.49'
L3	N 05°35'24" W	52.64'



A RE-SURVEY PLAT
 For
INKENBERRY FAMILY, LLC
 TAX#: 88-25
 And
LORETTA R. IKENBERRY
 TAX#: 88-25B
 Located Along
RONAOKE ROAD
 In
 Botetourt County, Virginia

SCALE : 1" = 80' DATE: November 08, 2024
 SHEET 1 OF 1
 GRAPHIC SCALE



THE OFFICE OF
PIERSON ENGINEERING & SURVEYING, INC.
 P.O. BOX 311
 DALEVILLE, VIRGINIA 24083
 PH. 540-966-3027
 rpierson@rbnet.com

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BOTETOURT COUNTY VIRGINIA THIS MAP PRESENTED ON THIS _____ DAY OF _____ 2024 AND WITH CERTIFICATE OF DEDICATION AND ACKNOWLEDGMENT THERETO ANNEXED, ADMITTED TO RECORD _____ O'CLOCK _____ M.

TESTE: _____
 CLERK

I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS, AND

Roderick Pierson
 RODERICK F. PIERSON LLS 1969

- NOTES:
- This plan has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the property.
 - Exact location of underground utilities and
 - This property as platted falls within Flood Zone "X" of the Federal Insurance Rate Map One Hundred Year Flood Plain. See FIRM Map 51023C0375C, Dated: 12/17/2010.
 - This plan does not address the existence, detection, or delineation of any environmentally sensitive areas or any environmental problems located within the perimeter of the property shown.

