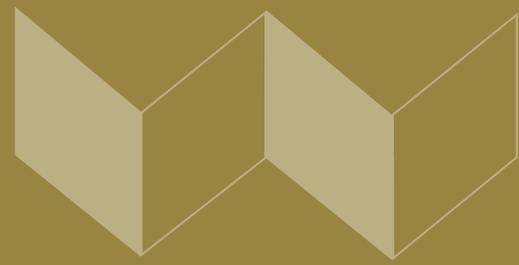


904 Apperson Dr, Salem, VA 24153

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Great owner-occupant building for small office, service or retail use. This building has been maintained in pristine condition. The interior features beautiful hardwood floors, large windows for lots of natural light, a fireplace, and an ADA compliant restroom. Good parking for customers and staff, great visibility and access.

Existing business will require minimum of 60 days to plan their move from the building. Please coordinate all tours with Listing Broker.

## LOCATION DESCRIPTION

Incredibly accessible location in Salem--less than half a mile off Electric Rd and less than 10 minutes to I-81. Only minutes from Roanoke College, Downtown Salem, LewisGale Medical Center and the Veteran's Affairs Medical Center. Surrounded by diverse shopping and outdoor opportunities.

## PROPERTY HIGHLIGHTS

- Paved Parking in Front & Rear of Building
- VDOT Traffic Count of +/- 22,000 VPD
- Located on Apperson Near Intersection with Electric Road/Route 419
- Pristine Condition - Ready to Move Into

## OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	0.45 Acres
Building Size:	1,455 SF

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO

540.342.0881  
kvannoy@waldvogelcommercial.com

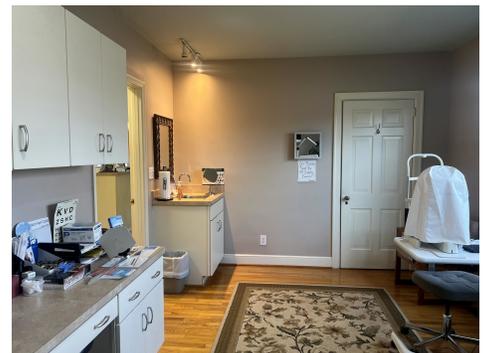
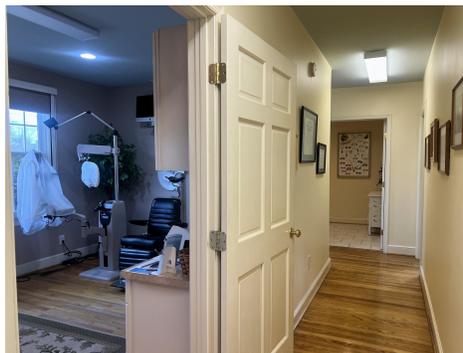
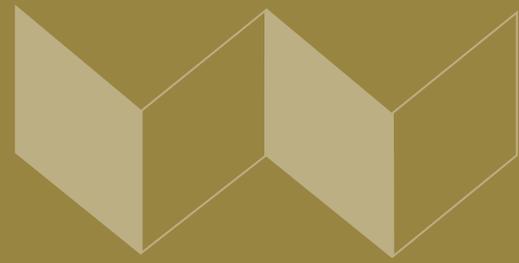
MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO

540.342.8599  
mwaldvogel@waldvogelcommercial.com



904 Apperson Dr, Salem, VA 24153

# PHOTOS



**KRISTA VANNOY, CCIM, SIOR**  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

**MICHAEL WALDVOGEL, CCIM, SIOR**  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com



904 Apperson Dr, Salem, VA 24153

# LOCATION MAP



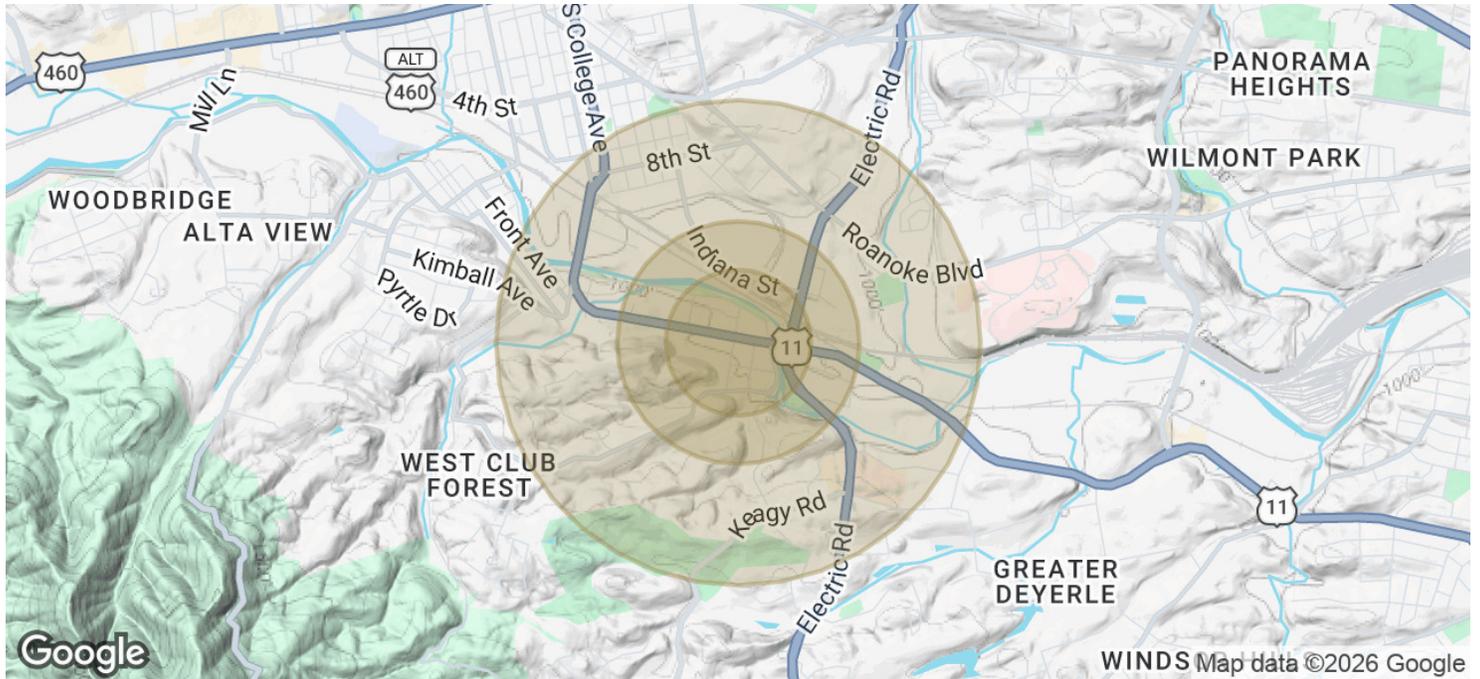
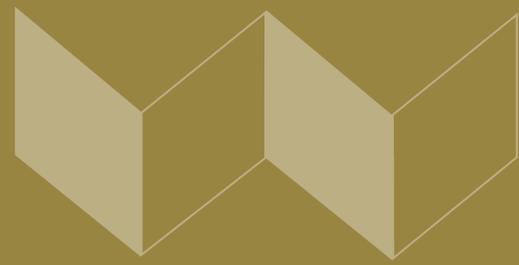
KRISTA VANNOY, CCIM, SIOR  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com



904 Apperson Dr, Salem, VA 24153

# DEMOGRAPHICS



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	508	1,107	4,523
Average Age	45	44	45
Average Age (Male)	43	43	44
Average Age (Female)	46	45	47

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	235	503	2,075
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$102,079	\$103,674	\$95,903
Average House Value	\$329,043	\$323,521	\$296,051

Demographics data derived from AlphaMap

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO

540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO

540.342.8599  
mwaldvogel@waldvogelcommercial.com

