

4548 BONSACK ROAD

4548 BONSACK ROAD ROANOKE, VA 24012



OFFERING SUMMARY

Sale Price: \$1,500,000

Lot Size: 5.63 Acres

Price / SF: \$6.12

PROPERTY OVERVIEW

Located directly across heavily trafficked RT 460 from a Walmart Supercenter and Lowes Home Improvement, this site is a prime location for retail development. Property has ample road frontage including frontage at a stoplight giving it great visibility and access.



TRENT WEAVER

Sales & Leasing Advisor
540.204.4935
tweaver@poechronk.com

4548 BONSACK ROAD

4548 BONSACK ROAD ROANOKE, VA 24012



TRENT WEAVER

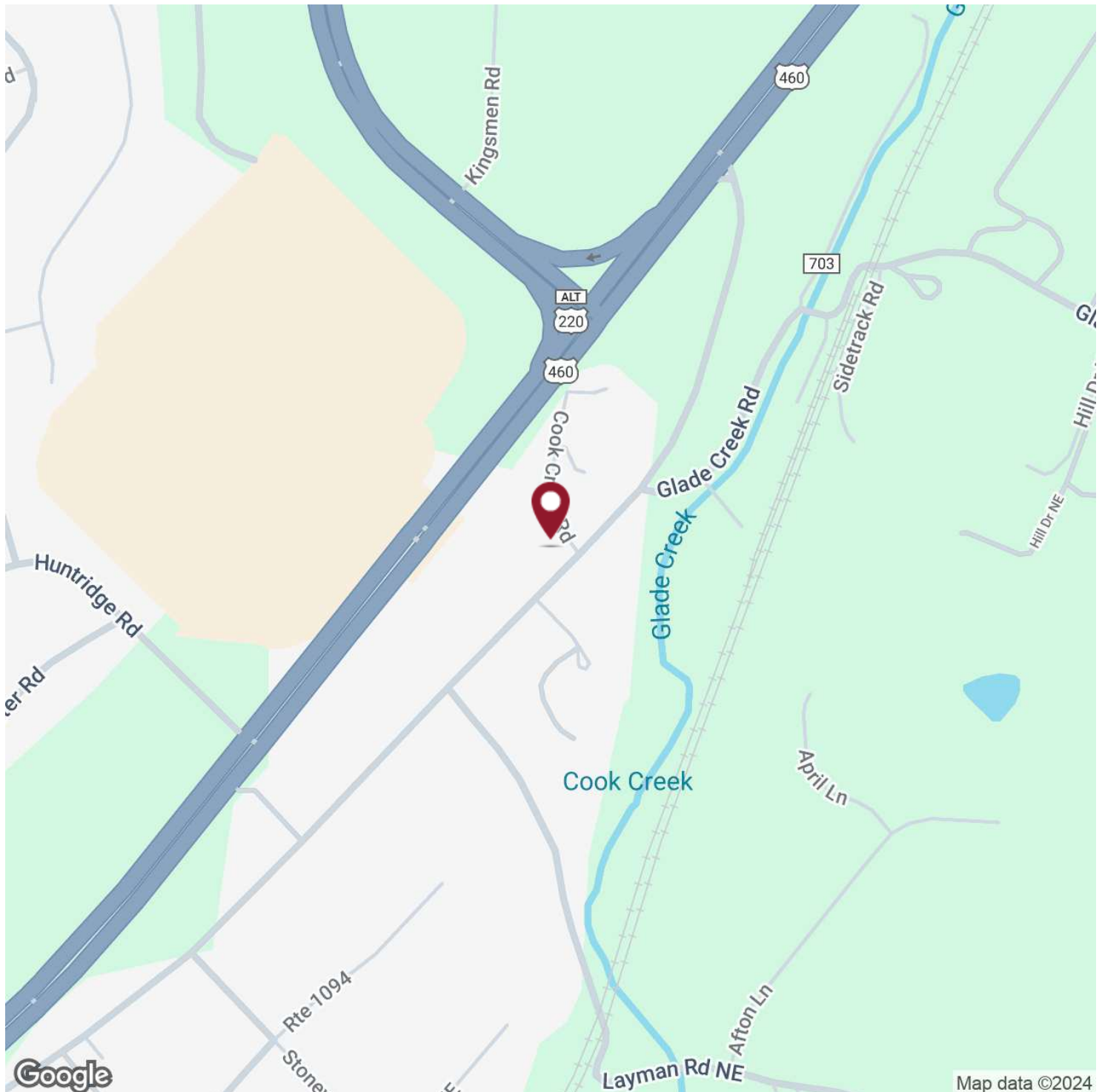
Sales & Leasing Advisor

540.204.4935

tweaver@pocronk.com

4548 BONSACK ROAD

4548 BONSACK ROAD ROANOKE, VA 24012

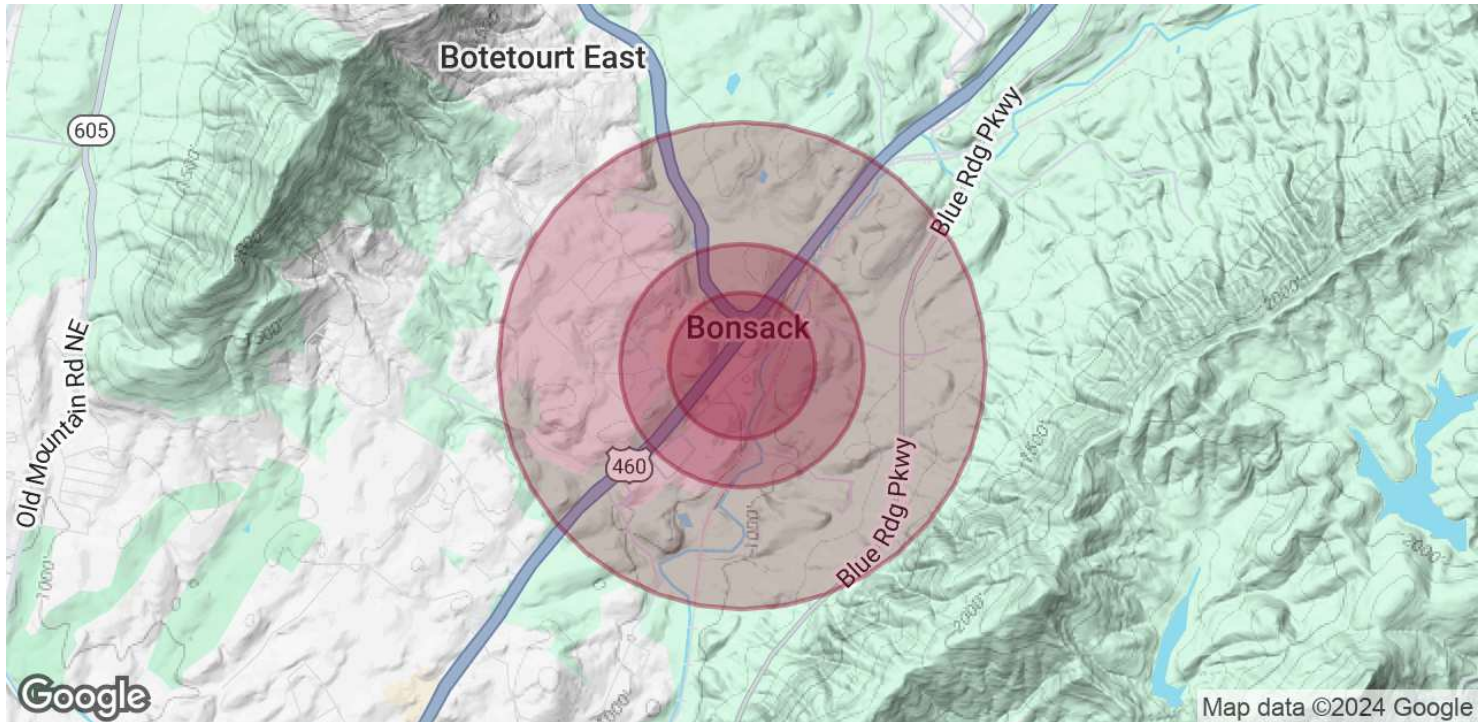


TRENT WEAVER

Sales & Leasing Advisor
540.204.4935
tweaver@pocronk.com

4548 BONSACK ROAD

4548 BONSACK ROAD ROANOKE, VA 24012



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	88	655	2,719
Average Age	46	45	45
Average Age (Male)	44	43	43
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	265	1,105
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$75,673	\$102,345	\$106,389
Average House Value	\$311,149	\$349,135	\$361,415

Demographics data derived from AlphaMap



TRENT WEAVER

Sales & Leasing Advisor
540.204.4935
tweaver@pocronk.com