

EXIT 150 RETAIL SITE

2775 LEE HIGHWAY TROUTVILLE, VA 24175



OFFERING SUMMARY

Sale Price:	\$1,295,000
Available SF:	5,396 SF
Lot Size:	1.4 Acres
Building Size:	5,396 SF
Zoning:	B2
Price / SF:	\$239.99

PROPERTY OVERVIEW

Jacob Quesinberry at Poe & Cronk Real Estate Group presents an exciting opportunity for a commercial site at one of the most visible and dynamic intersections in the Roanoke region. Located at 2775 Lee Highway in Troutville, this property offers unmatched exposure with a high-rise pylon sign and redevelopment potential on 1.4+ acres at the crossroads of Interstate 81 (Exit 150), Route 220 (Cloverdale Road), and Route 11 (Lee Highway) – a major traffic artery serving local residents, commuters, and travelers alike.

Adjacent parcel is also available for sale creating a prime redevelopment site combined at 2+ acres. Property is also available FOR LEASE.

PROPERTY HIGHLIGHTS

- High traffic site on I-81
- High-rise pylon sign visible from all routes
- Adjacent parcel also available for prime redevelopment
- Long history of successful retail location



JACOB QUESINBERRY, SIOR

Senior Vice President
540.353.5344
jqquesinberry@poechronk.com

EXIT 150 RETAIL SITE

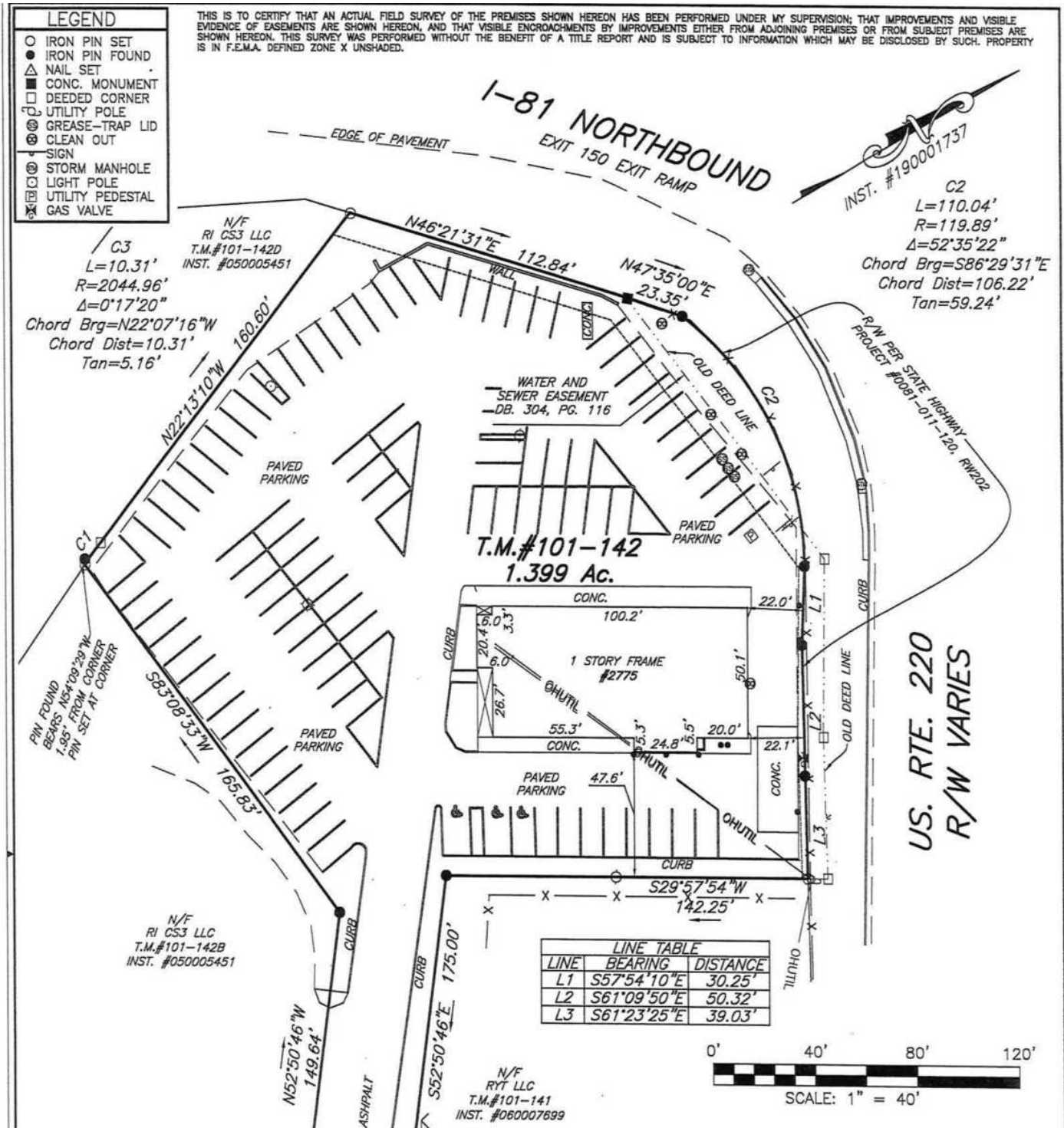
2775 LEE HIGHWAY TROUTVILLE, VA 24175



JACOB QUESINBERRY, SIOR
Senior Vice President
540.353.5344
jquesinberry@pocronk.com

EXIT 150 RETAIL SITE

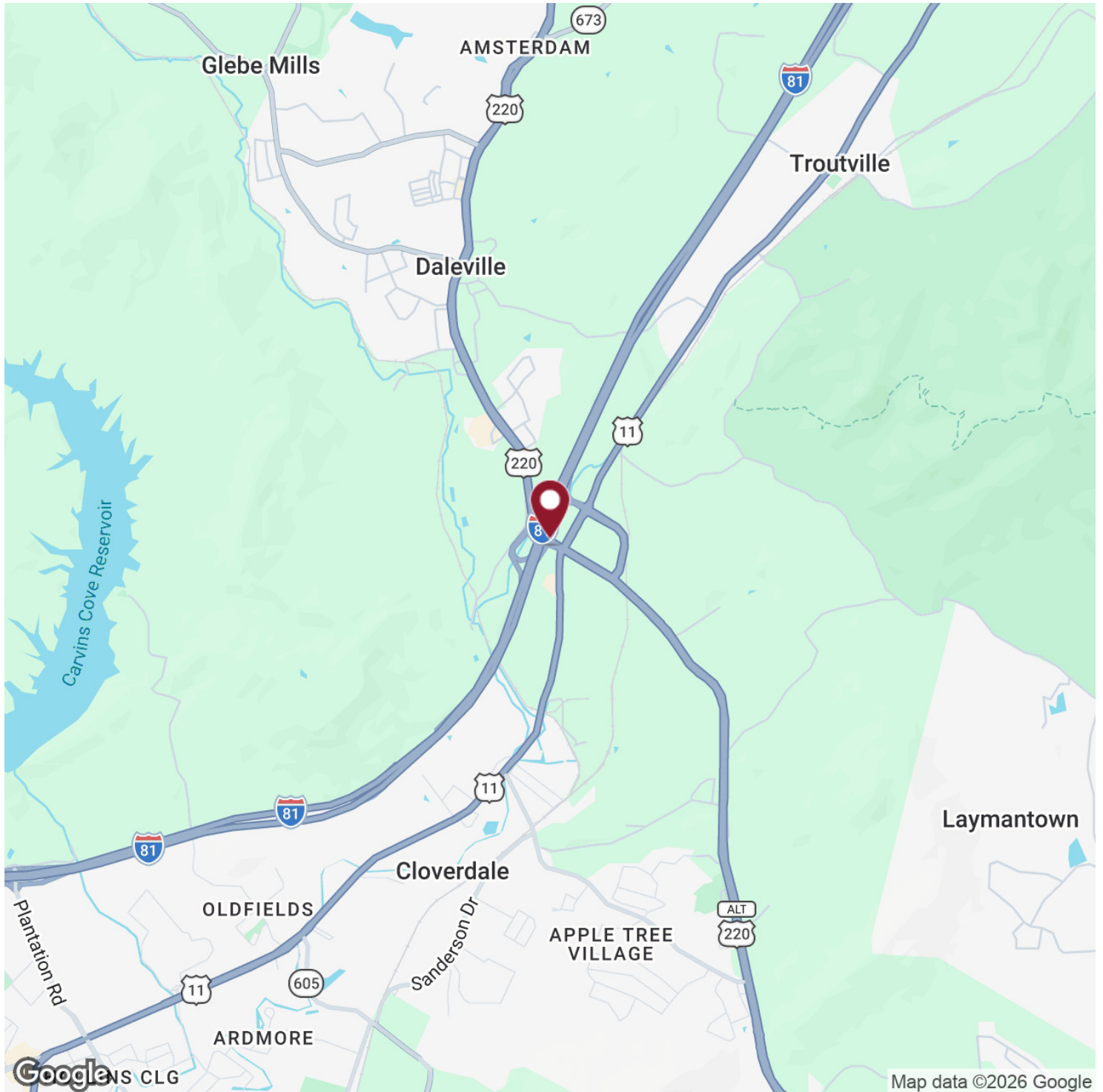
2775 LEE HIGHWAY TROUTVILLE, VA 24175



JACOB QUESINBERRY, SIOR
Senior Vice President
540.353.5344
jquesinberry@pocronk.com

EXIT 150 RETAIL SITE

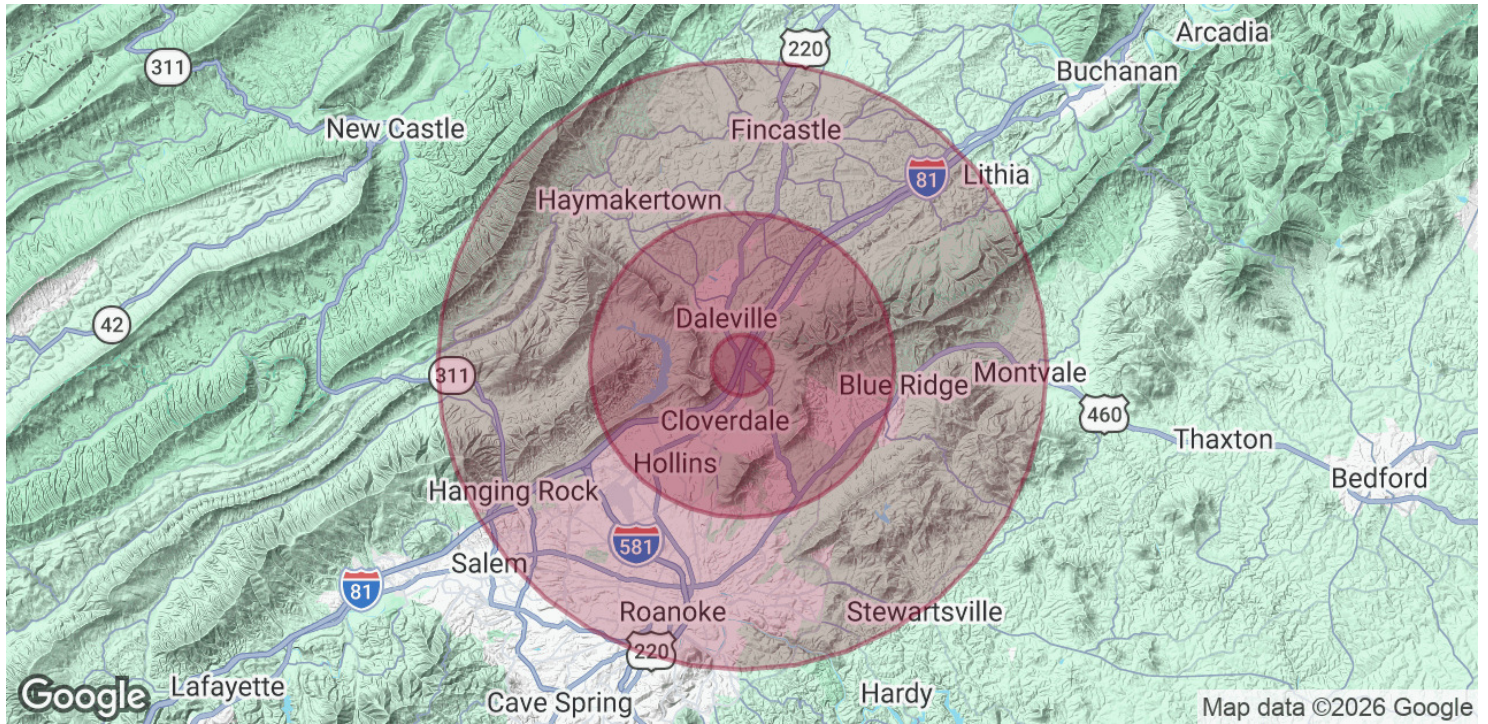
2775 LEE HIGHWAY TROUTVILLE, VA 24175



JACOB QUESINBERRY, SIOR
Senior Vice President
540.353.5344
jquesinberry@poechronk.com

EXIT 150 RETAIL SITE

2775 LEE HIGHWAY TROUTVILLE, VA 24175



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,119	32,448	170,518
Average age	42.2	41.7	39.5
Average age (Male)	41.9	40.8	37.7
Average age (Female)	42.5	42.7	41.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	444	12,723	71,555
# of persons per HH	2.5	2.6	2.4
Average HH income	\$74,182	\$72,691	\$54,582
Average house value	\$267,576	\$238,725	\$217,140

* Demographic data derived from 2020 ACS - US Census



JACOB QUESINBERRY, SIOR

Senior Vice President

540.353.5344

jquesinberry@pocronk.com