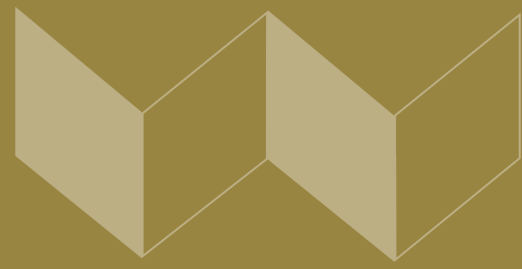


631 Peters Creek Rd NW, Roanoke, CREEKSIDE CENTER



PROPERTY DESCRIPTION

This is a popular retail strip with long-term, strong tenants. The single-story building with plentiful parking has easy access to a signaled intersection. There is good signage along Peters Creek Road. Food Lion anchors on the adjacent parcel. The strip center is located at the intersection of Shenandoah Avenue and Peters Creek Road, both of which are well-traveled routes between Salem and Roanoke VA. The property is surrounded by a strong residential base.

PROPERTY HIGHLIGHTS

- Highly visible location
- Centrally located to Salem and Roanoke
- Annual average daily traffic of 33,000 vehicles per day
- Strong residential neighborhood base
- Nearby anchors include Food Lion and Family Dollar

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (MG)
CAM:	\$1.50 SF/yr
Available SF:	1,400 - 1,750 SF
Lot Size:	1.61 Acres
Building Size:	16,530 SF

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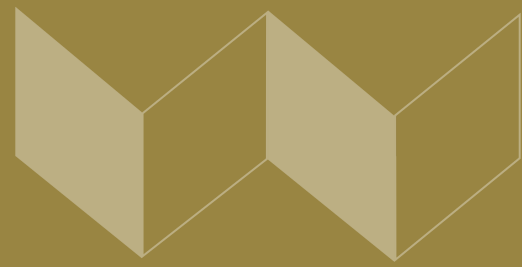
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631 Peters Creek Rd NW, Roanoke, VA 24017

LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 to 60 months
Total Space:	1,400 - 1,750 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
635	Available	1,750 SF	Modified Gross	\$12.00 SF/yr	Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr
643	Available	1,400 SF	Modified Gross	\$12.00 SF/yr	Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr
647	Available	1,400 SF	Modified Gross	\$12.00 SF/yr	Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr
651	Available	1,400 SF	Modified Gross	\$12.00 SF/yr	Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr
655	Available	1,400 SF	Modified Gross	\$12.00 SF/yr	Owner prefers a 5yr lease. Tenant pays all utilities. CAM-\$1.50/SF/yr

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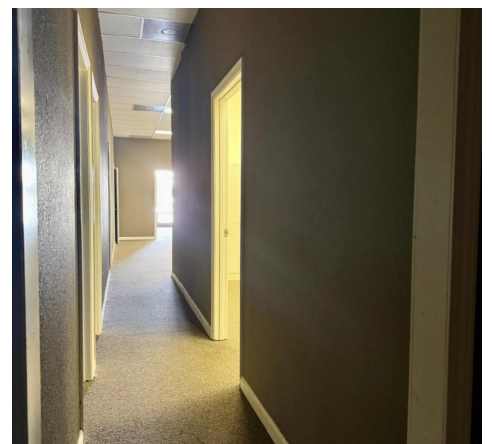
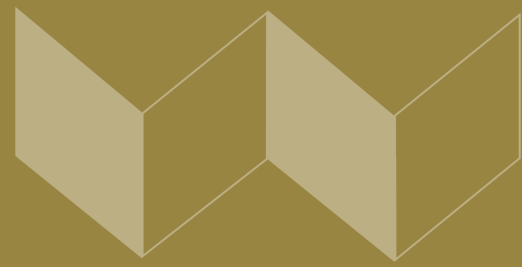
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STES 635, 643 & 647



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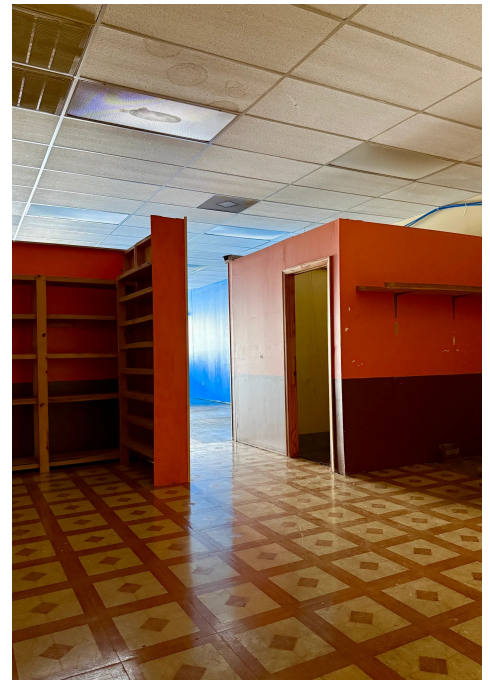
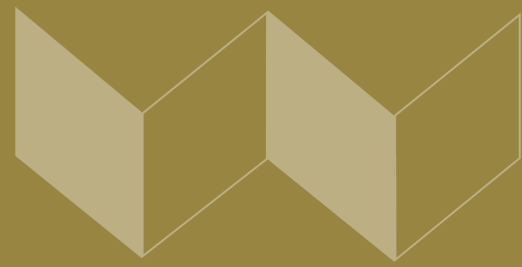
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STES 651 & 655



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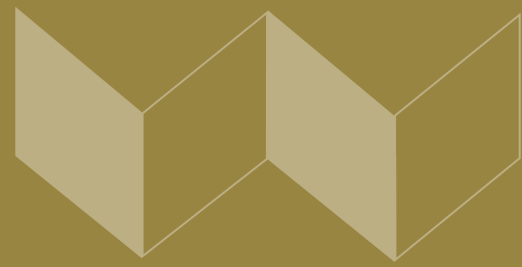
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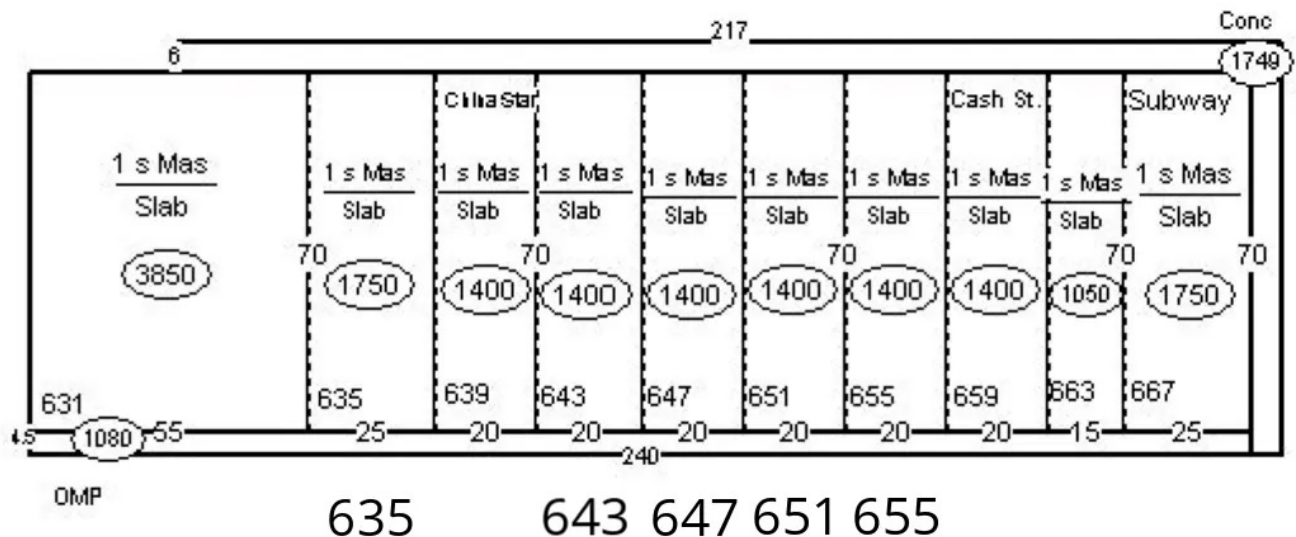
631 Peters Creek Rd NW, Roanoke, VA 24017

FLOORPLANS



Creekside Center

631 Peters Creek Rd



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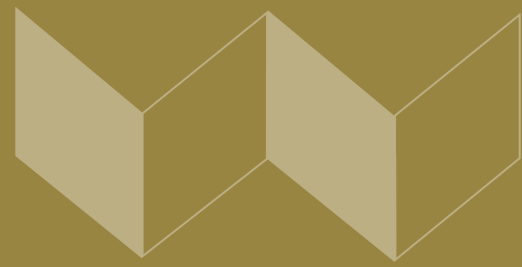
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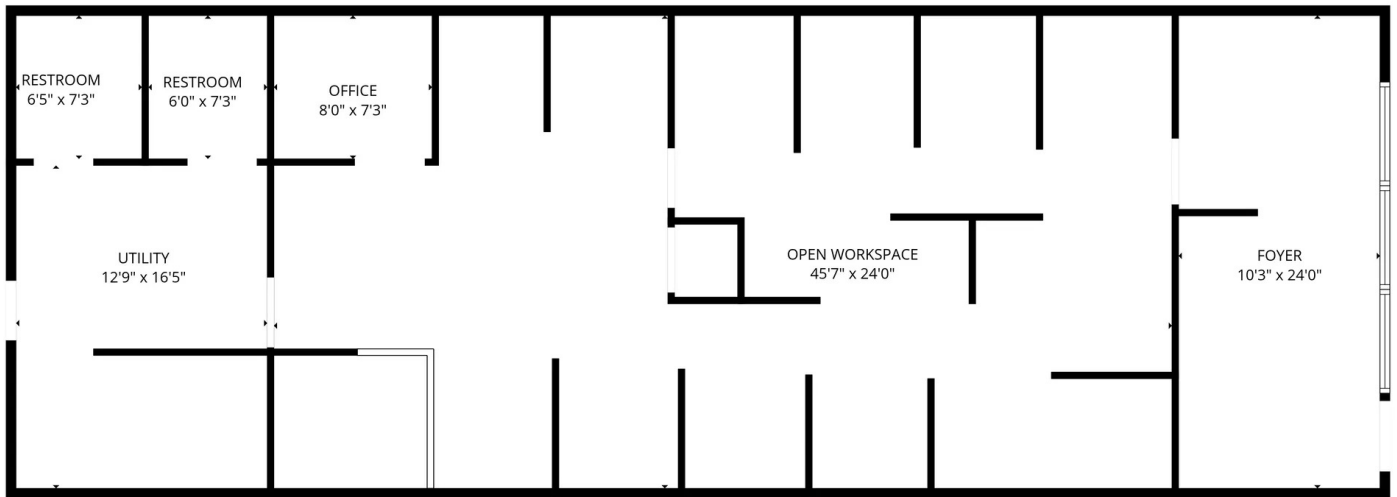


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FLOORPLANS



STE 635



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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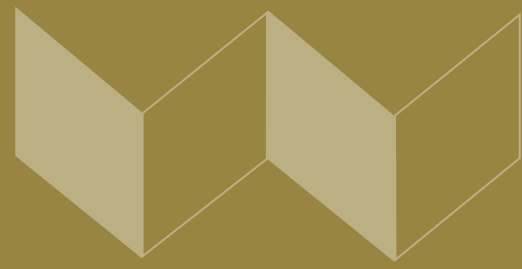
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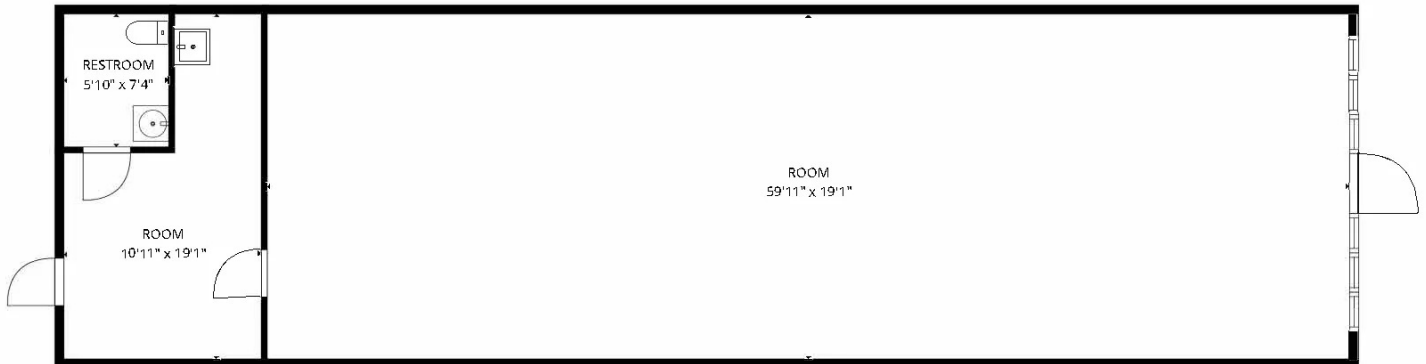


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FLOORPLANS



STE 643



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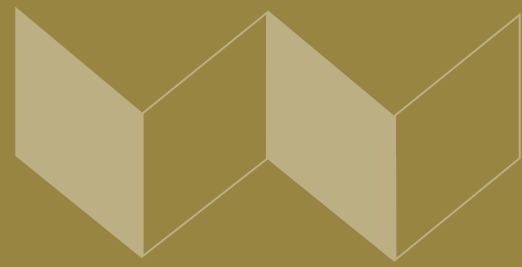
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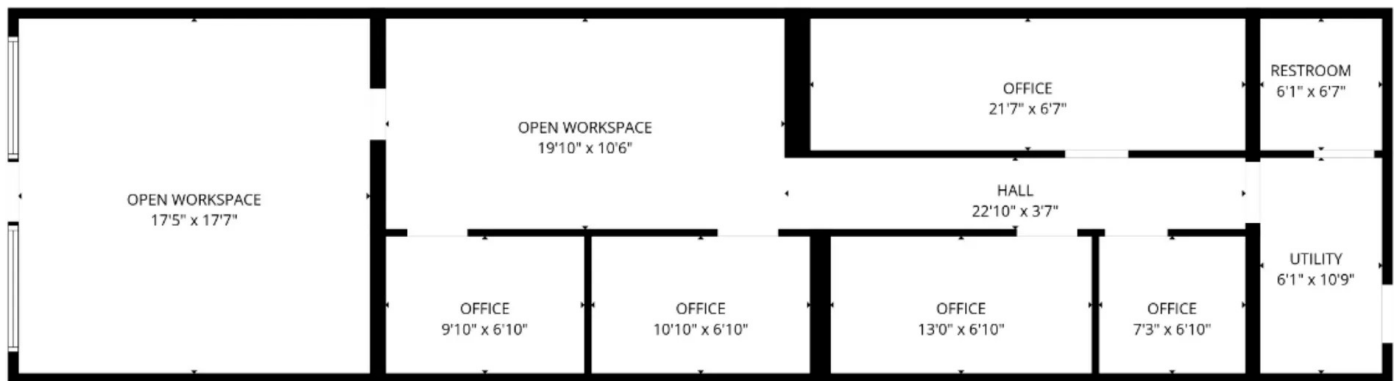


631 Peters Creek Rd NW, Roanoke, VA 24017

FLOORPLANS



STE 647



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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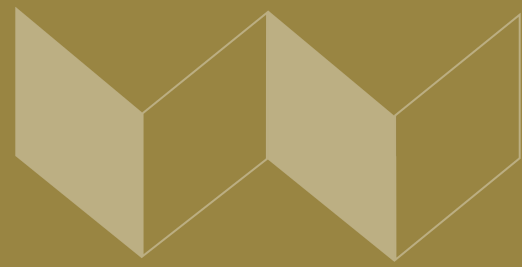
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FLOORPLANS



STE 651



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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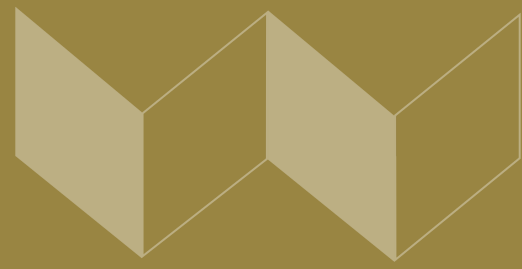
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FLOORPLANS



STE 655



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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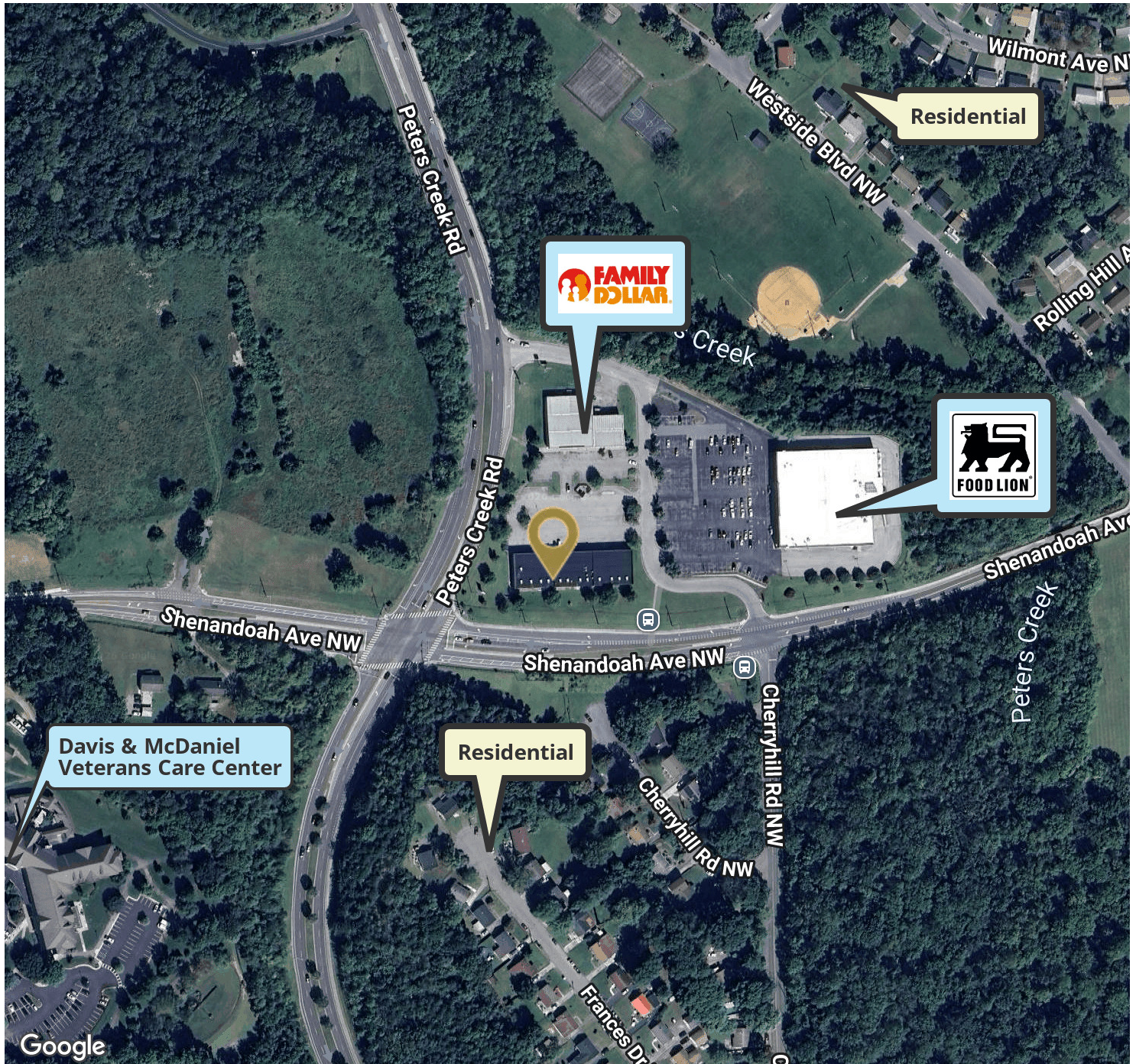
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AREA HIGHLIGHTS



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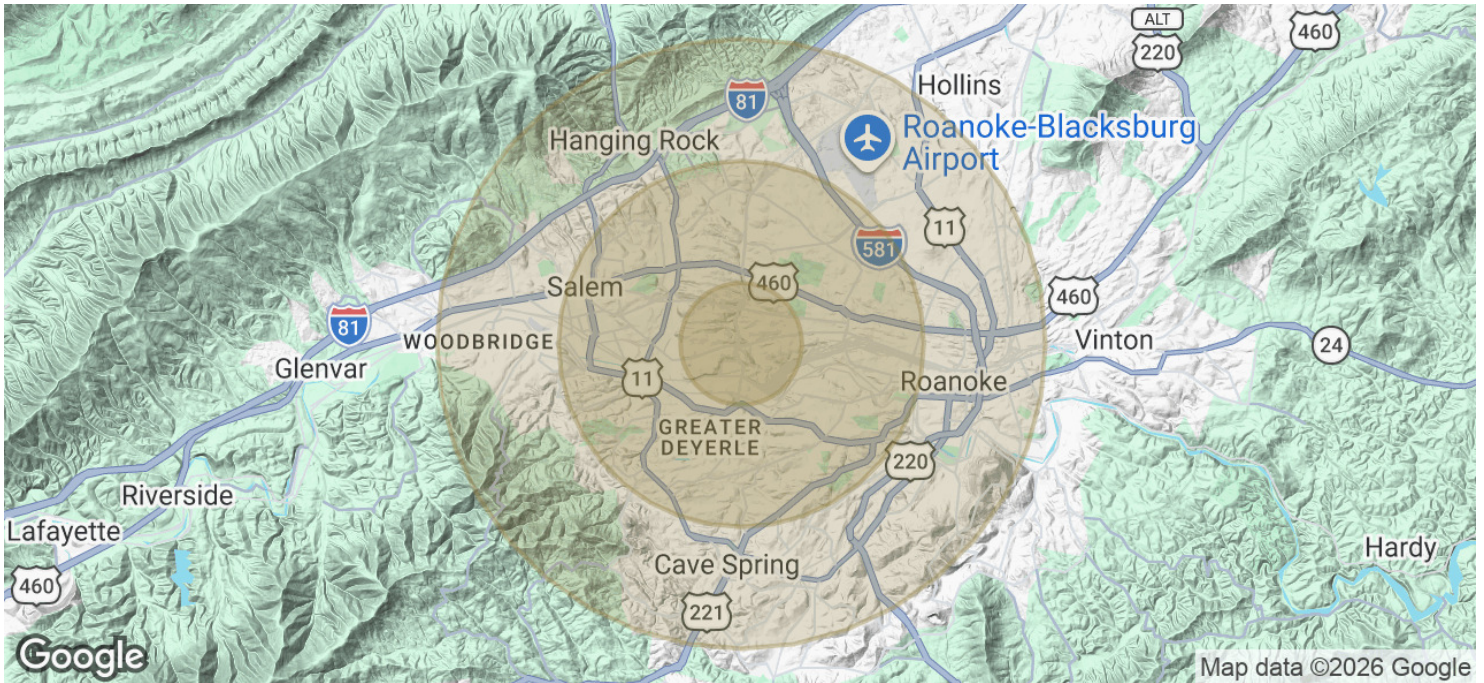
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,999	66,185	148,741
Average Age	41.2	40.3	40.4
Average Age (Male)	38.4	38.9	39.0
Average Age (Female)	41.6	41.2	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,578	28,279	63,214
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$57,394	\$78,559	\$86,500
Average House Value	\$160,446	\$225,967	\$251,939

2023 American Community Survey (ACS)

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