

# 3212 BRAMBLETON AVE.

3212 BRAMBLETON AVE. ROANOKE , VA 24018



## OFFERING SUMMARY

**Available SF:** 3,800 SF

**Lease Rate:** \$12.00 SF/yr (NN)

**Building Size:** 7,260 SF

## PROPERTY OVERVIEW

Presented by Dennis Cronk, CCIM, CIPS, CRE and Roger Jackson at Poe and Cronk Real Estate Group - 3212 Brambleton Ave. offers well maintained retail/office space with excellent road visibility on one of Roanoke's most traveled through fares. Come learn why this property is where your business should be.

## PROPERTY HIGHLIGHTS

- Well maintained 3,800 SF
- Offers a mostly open floor plan
- Ample windows for visibility/natural light
- Equipped with a functional walk in cooler that can be used to keep goods cold or used as additional storage



**ROGER JACKSON**

Senior Advisor  
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**AVAILABLE - 3,800 SF**

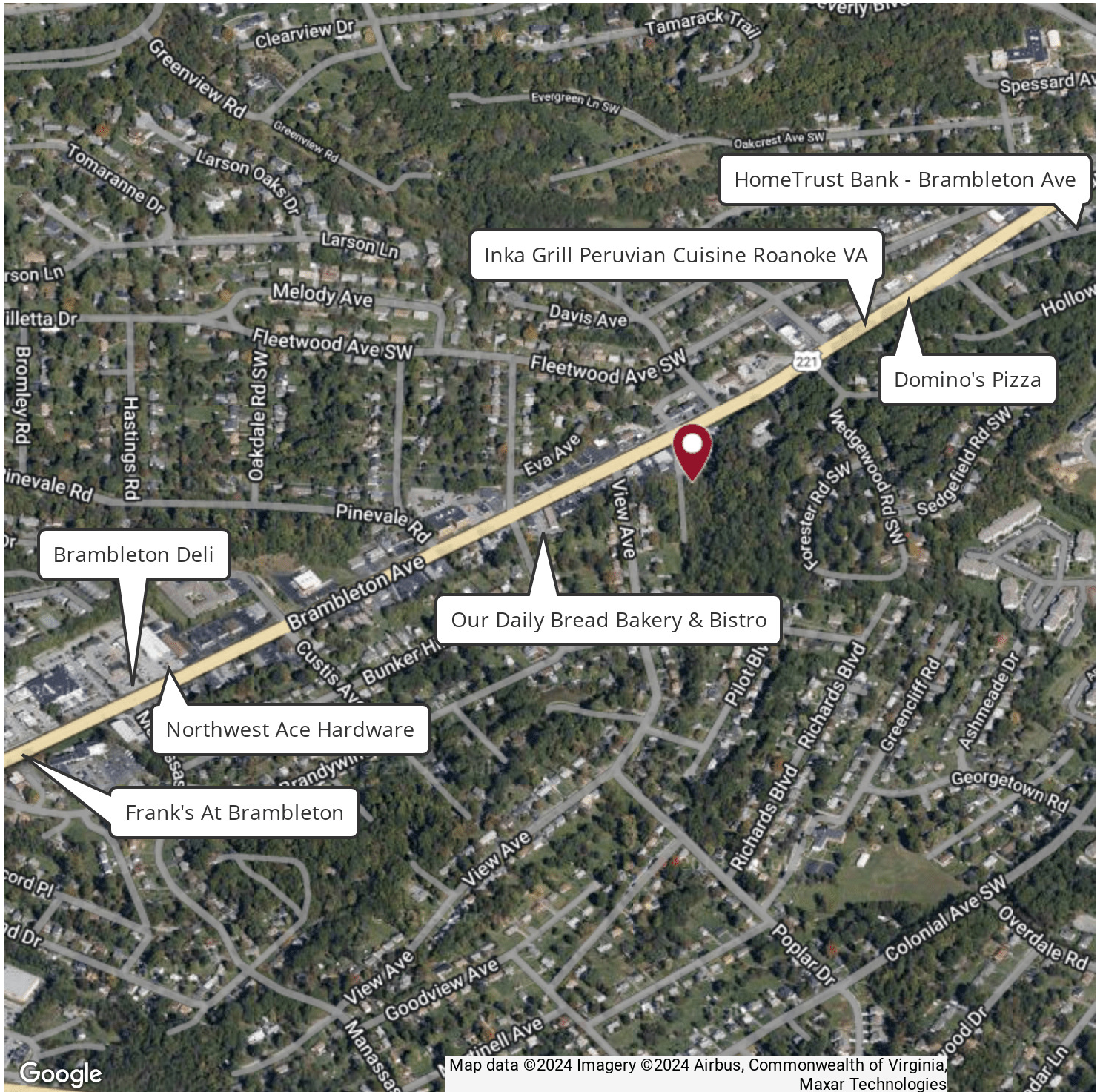
A former floral shop, this well-maintained 3800 SF space offers a mostly open floor plan with ample windows for visibility/natural light. Equipped with a functional walk-in cooler that can be used to keep goods cold or used as additional storage.



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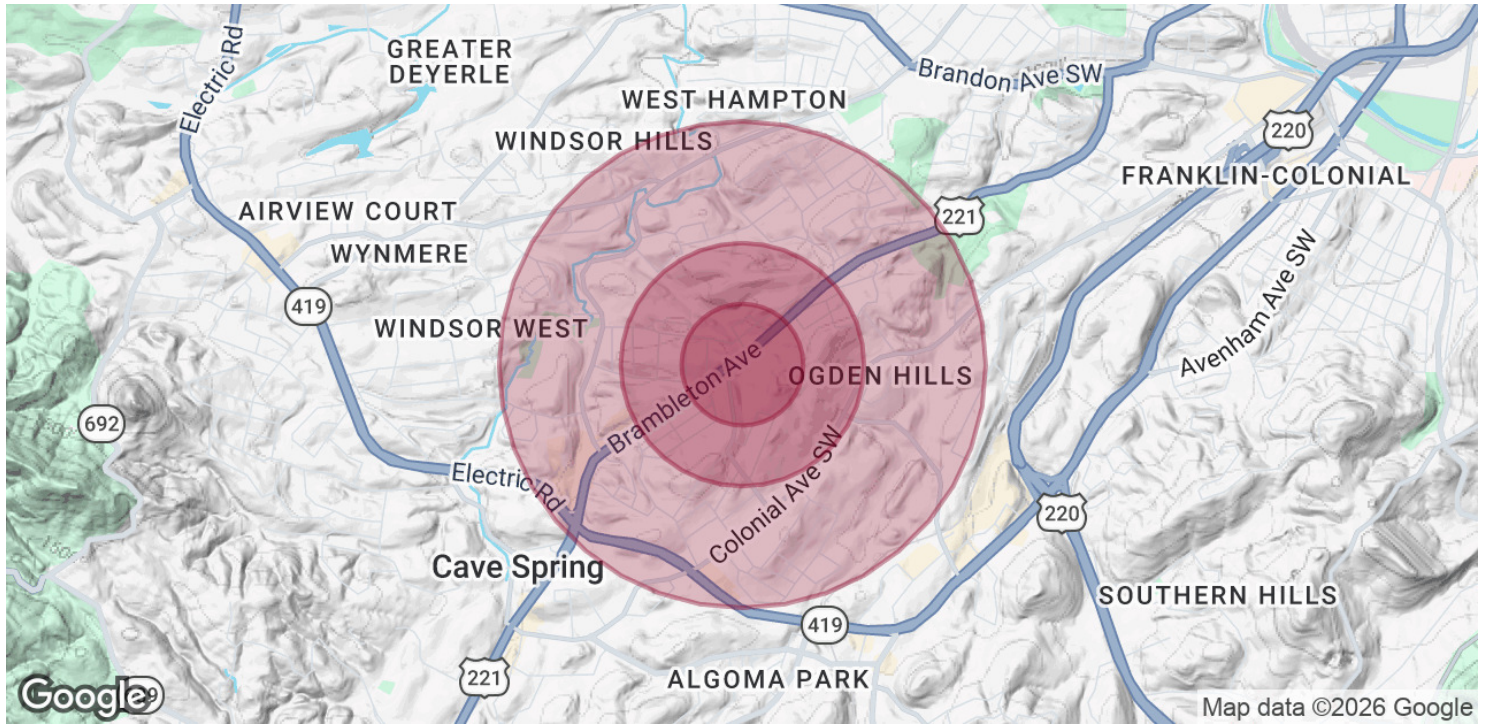
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	508	2,095	9,524
Average Age	37.0	38.7	37.4
Average Age (Male)	33.7	34.9	34.7
Average Age (Female)	44.4	45.5	40.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	244	1,043	4,771
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$74,860	\$75,521	\$70,947
Average House Value	\$184,669	\$189,703	\$196,306

\* Demographic data derived from 2020 ACS - US Census



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