

4335 Pheasant Ridge Rd, Roanoke, VA 24014

SHOPPES AT PHEASANT RIDGE



PROPERTY DESCRIPTION

Shoppes at Pheasant Ridge is a 13,650-square-foot, two-tenant retail center situated on 1.4 acres at 4335 Pheasant Ridge Road in Roanoke. Built in 1997 and zoned CG: Commercial General, the property is 100% leased to two established, long-term tenants. Located just off Franklin Road/US 220 at Pheasant Ridge Road, the center serves the Tanglewood/Route 419 retail corridor, the established South Roanoke and Hunting Hills neighborhoods, and the broader South Roanoke County trade area.

INVESTMENT HIGHLIGHTS

Shoppes at Pheasant Ridge offers immediate in-place income at a 7.7% capitalization rate, supported by full occupancy, a recognizable anchor tenant, and an established infill retail location with substantial residential density. The property benefits from approximately 31,500 vehicles per day on US 220, favorable surrounding demographics, and proximity to the Tanglewood/Route 419 corridor.

PROPERTY HIGHLIGHTS

- 13,650 SF building
- Constructed 1997
- Zoned CG: Commercial General
- Prime Roanoke location
- 100% Leased

OFFERING SUMMARY

Sale Price:	\$2,700,000
Number of Units:	2
Lot Size:	1.4 Acres
Building Size:	13,650 SF
NOI:	\$207,845.00
Cap Rate:	7.7%

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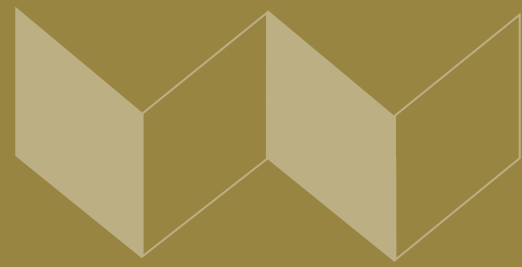
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PHOTOS



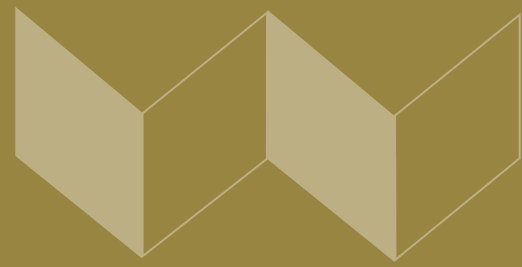
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US 220 SOUTH AT PHEASANT RIDGE



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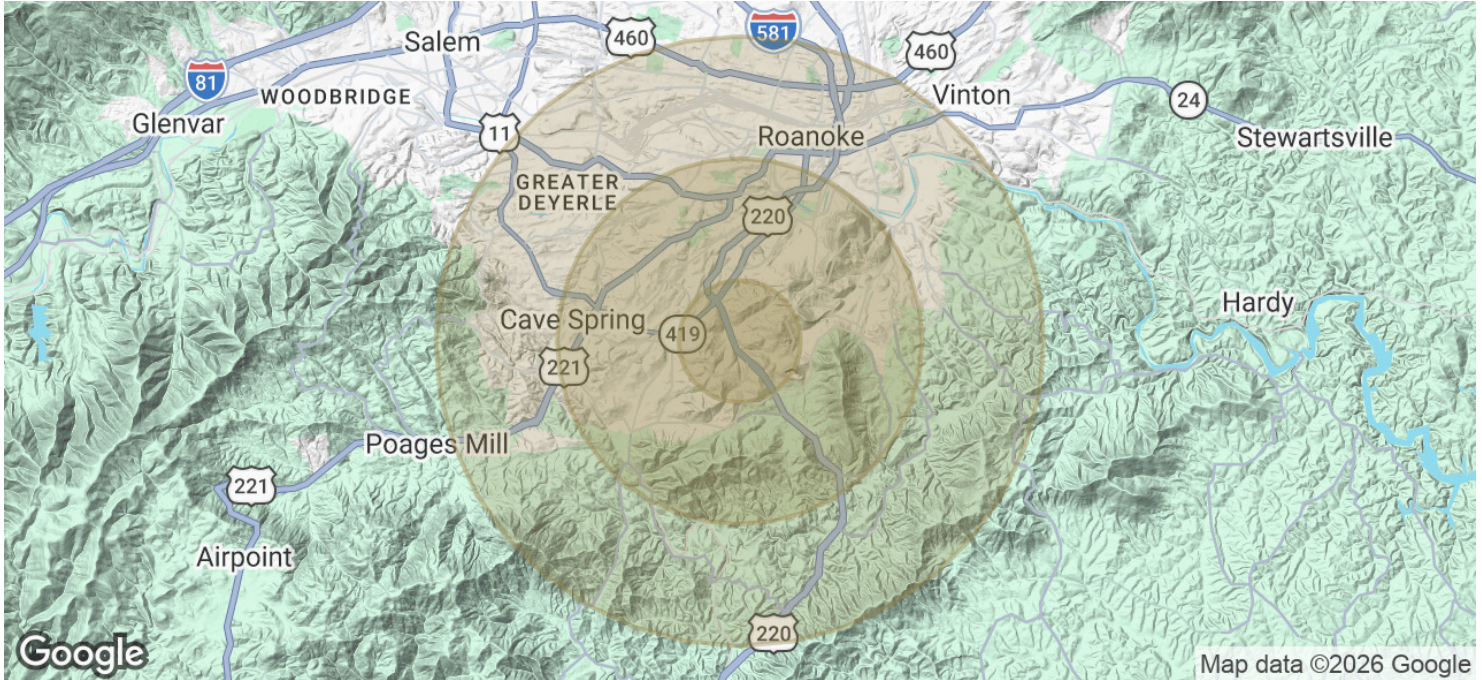
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,160	41,408	101,674
Average Age	50.4	42.4	40.8
Average Age (Male)	51.4	42.0	39.9
Average Age (Female)	49.8	43.5	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,850	18,796	44,175
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$152,269	\$113,921	\$94,544
Average House Value	\$441,980	\$325,514	\$277,392

2023 American Community Survey (ACS)

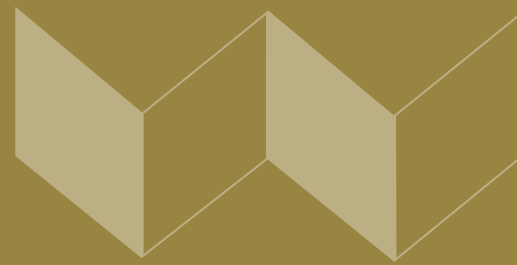
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FINANCIAL SUMMARY



INVESTMENT OVERVIEW

Price	\$2,700,000
Price per SF	\$198
Price per Unit	\$1,350,000
GRM	12.5
CAP Rate	7.70%
Cash-on-Cash Return (yr 1)	7.70%
Total Return (yr 1)	\$207,845

OPERATING DATA

Gross Scheduled Income	\$215,963
Expense Reimbursement By Tenants	\$16,103
Operating Expenses	\$24,221
Net Operating Income	\$207,845
Pre-Tax Cash Flow	\$207,845

FINANCING DATA

Down Payment	\$2,700,000
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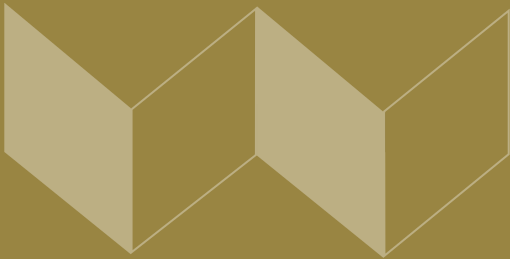
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INCOME & EXPENSES



INCOME SUMMARY

Vacancy Cost	\$0
GROSS INCOME	\$0

EXPENSES SUMMARY

Real Estate Tax	\$11,282
Property Insurance	\$4,821
Repairs & Maintenance	\$7,985
Utilities Paid By Seller	\$133

OPERATING EXPENSES	\$24,221
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NET OPERATING INCOME	\$207,845
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