



Valley View Station
 4750 Valley View Blvd
 NW, Roanoke, VA 24012

DEMOGRAPHICS



Population
 3 Mile: 73,054
 5 Mile: 138,165
 10 Mile: 237,601

Avg. HH Income
 3 Mile: \$64,338
 5 Mile: \$77,175
 10 Mile: \$90,812

Households
 3 Mile: 31,626
 5 Mile: 60,228
 10 Mile: 101,011

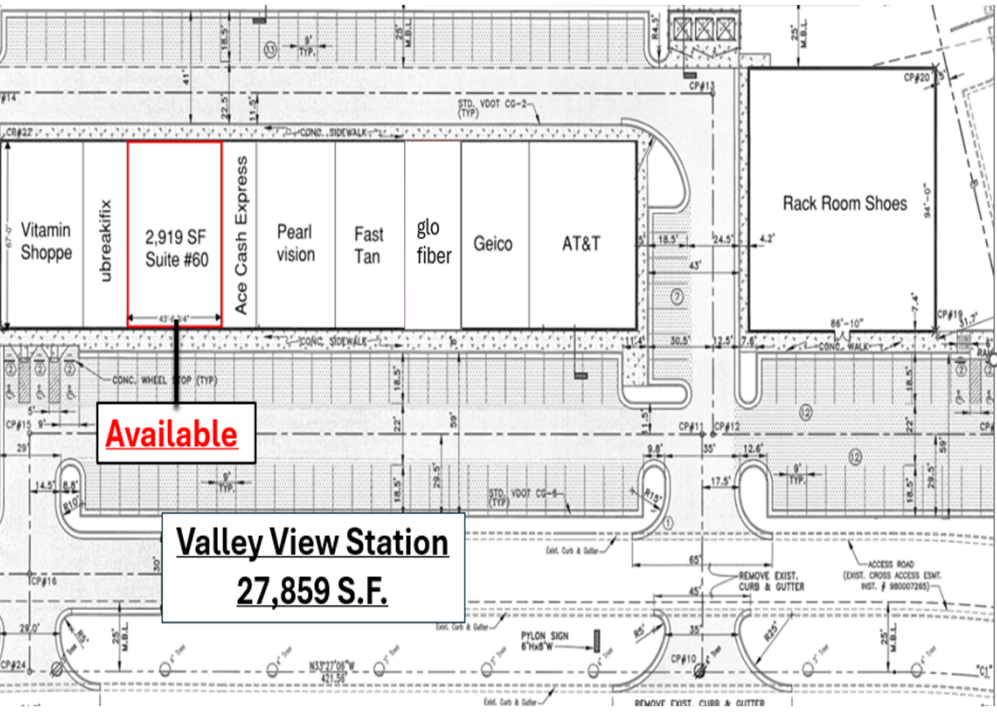
Property Highlights:

Valley View Mall, Target, & Walmart Anchored Shopping Center

Co-tenants:
 Rack Room Shoes,
 AT&T,
 Geico,
 Sun Tan City,
 Vitamin Shoppe,
 Ace Cash Express,
 Pearle Vision

Excellent Visibility

Availability:
 Suite 30 – 1,608 SF
 Suite 60 – 2,919 SF





Traffic Counts:

Valley View Blvd: +/- 20,000 VPD

I-585 N: +/- 60,000 VPD

Inquiries:

**Shields Goodman
404-434-3727**