

FORMER WAL-MART NEIGHBORHOOD MARKET

3419 ORANGE AVENUE ROANOKE, VA 24017



OFFERING SUMMARY

Available SF:	41,117 SF
Lease Rate:	\$9.50 SF/yr (NNN)
Lot Size:	4.6 Acres
Year Built:	2014
Building Size:	41,117 SF
Zoning:	CLS(c) - Commercial Large Site

PROPERTY OVERVIEW

Presented by Zack May of Poe & Cronk Real Estate Group. Excellent Freestanding Big Box Retail Location Available for Sublease in Roanoke, Va. Formerly a Walmart Neighborhood Market, This 41,117 Sf Building is in Great Condition and Located at a Perfect in-fill Location in an Established Retail Trade Area. The Property is Situated at a Major Intersection on Route 460 East (Orange Ave), a Primary East/west Traffic Artery With Traffic Counts North of 40,000 Vehicles Per Day. Floor Plan is Wide Open With High Ceilings and Available for Many Possible Uses. Great Visibility, Multiple Points of Access, and Abundant Dedicated Parking on Site. Call Zack May (302)448-9821 today for more information or to schedule a property visit.

PROPERTY HIGHLIGHTS

- Great Locations
- Good Visibility
- On-site Parking
- Easy access to I-581
- New Construction in Excellent Location Along Major Traffic Route



ZACHARY MAY
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540.855.3643
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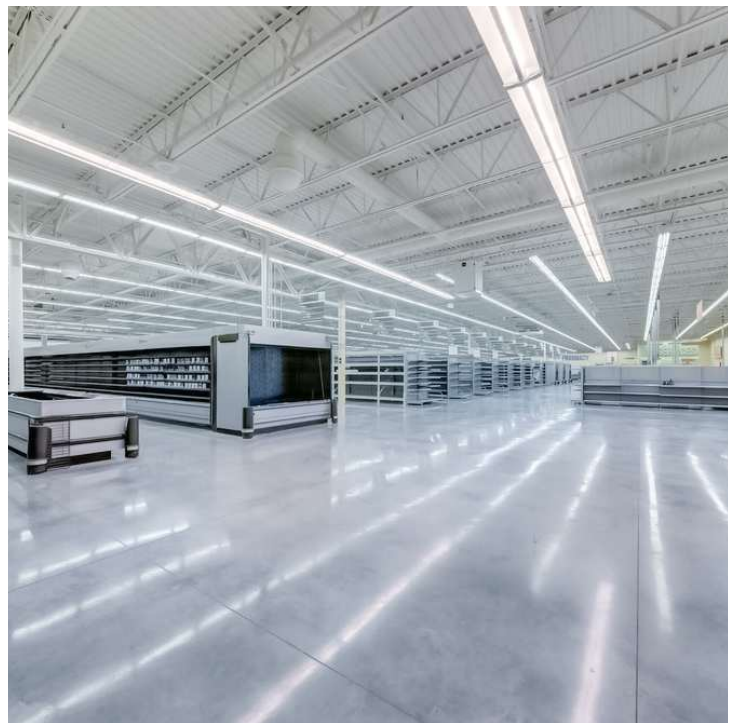
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MARKETED FOR SUBLEASE BY ZACK MAY
POE & CRONK REAL ESTATE GROUP | 540.982.2444



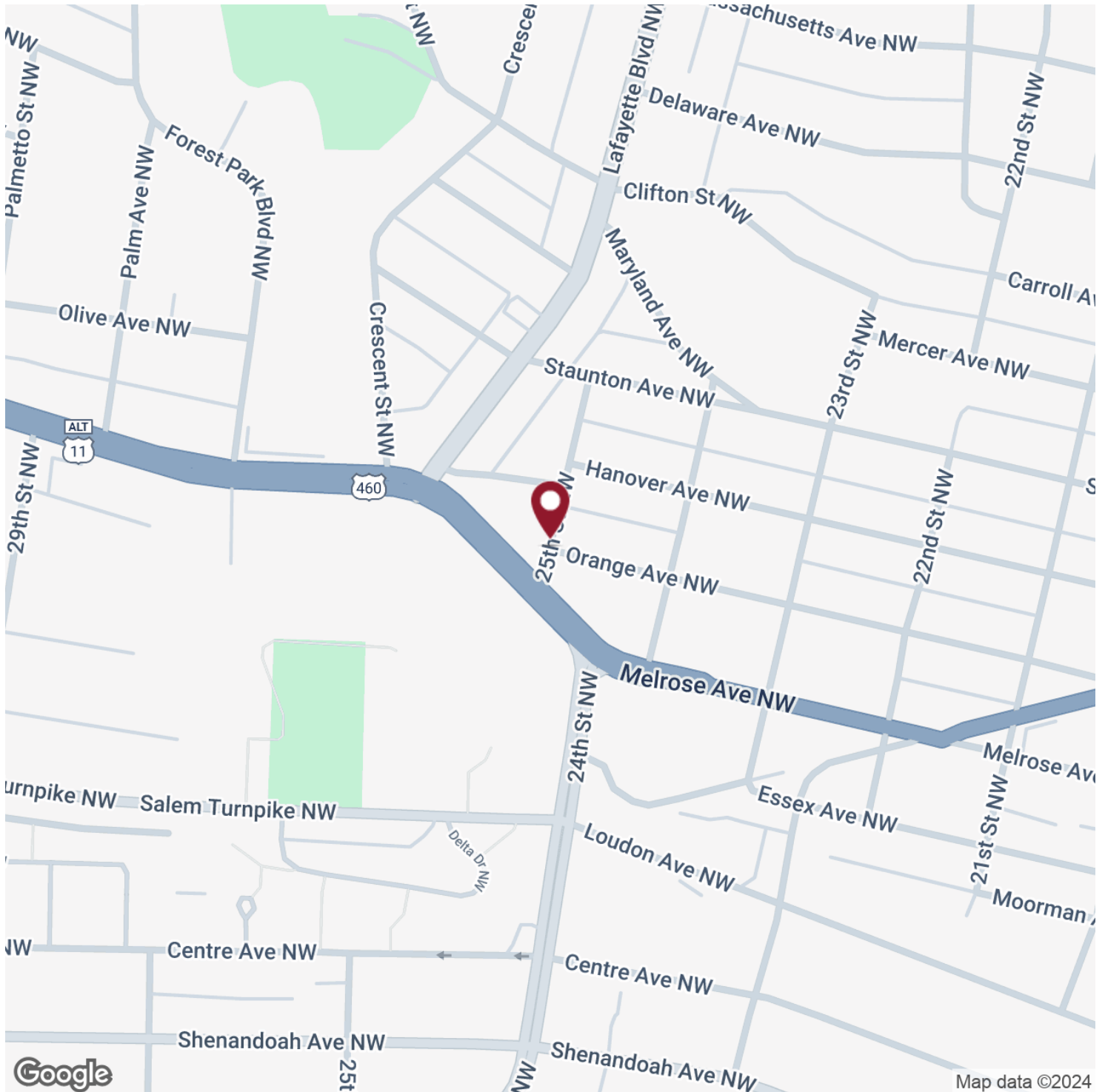
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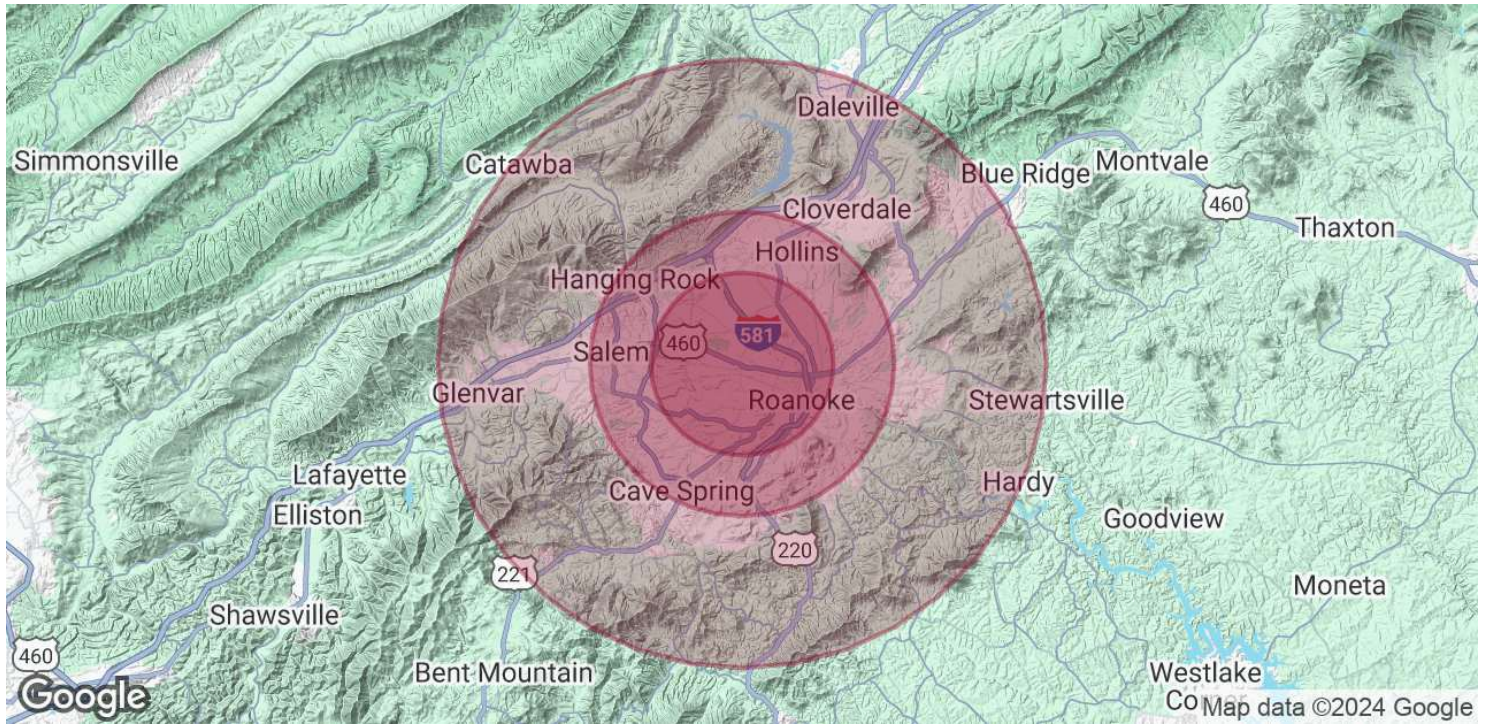
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	76,113	156,969	228,415
Average Age	38.5	40.2	41.7
Average Age (Male)	38.1	38.7	40.1
Average Age (Female)	39.8	41.6	43.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	35,619	73,401	103,478
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$51,994	\$62,890	\$70,591
Average House Value	\$155,570	\$177,522	\$199,679

2020 American Community Survey (ACS)



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