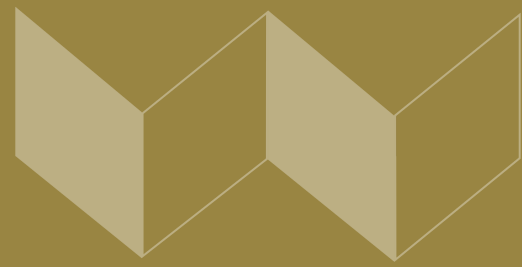


2002 Centre Avenue, Roanoke, VA 24017

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Manufacturing/warehouse owner-occupant opportunity
- Located in the Southwest Roanoke Industrial Market and the Roanoke City Enterprise Zone One A
- Zoned I1: Light Industrial
- 9,600 SF building on two 4,800 SF levels with 120A, 240V, 3-phase electrical service
- Fenced parking lot and storage area
- One 10 x 12 drive-in door and three 10 x 10 dock doors
- 42" high platform loading dock with canopy

OFFERING SUMMARY

Sale Price:	\$495,000
Number of Units:	2
Lot Size:	0.6 Acres
Building Size:	9,600 SF

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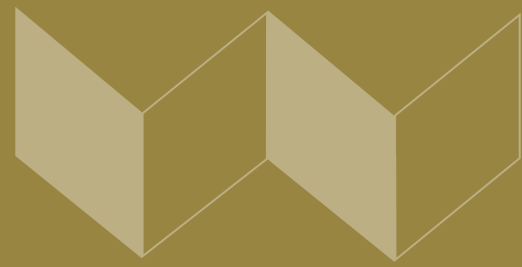
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2002 Centre Avenue, Roanoke, VA 24017

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Introducing a prime owner-occupant opportunity: 2002 Centre Avenue, Roanoke, VA. This property offers a 9,600 SF building on two 4,800 SF floors with exterior building-mounted lighting, and a fenced parking lot and storage yard. The building provides three 10 x 10 dock doors, a 42" high platform loading dock with canopy, and one 10 x 12 drive in door and is served by 120-amp 240-volt, three-phase electrical service.

Ideal for manufacturing, production, warehouse, or distribution purposes. Built in 1971 and situated in an industrial area with I-1: Light Industrial zoning this building will accommodate a spectrum of business operations. Of note, 2002 Centre Ave lies in an incentivized Enterprise Zone (Zone One A) supported by both the City of Roanoke and the State of Virginia. Please contact the Department of Economic Development for more information on potential grants and benefits.

LOCATION DESCRIPTION

The Southwest Roanoke Industrial market is bordered on the north by Shenandoah Avenue, a heavily traveled connector roadway linking the cities of Salem and Roanoke. Businesses surrounding 2002 Center Avenue include Butler Parachute Systems, Shenandoah Auto Parts, Skyline Hearth and Fire and a host of others. Average traffic count on Shenandoah approximates 8,000 vehicles per day.

SITE DESCRIPTION

Lot slopes gently downward from Shenandoah Avenue which allows drive in access from 20th Street.

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PHOTOS



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INDUSTRIAL MARKET



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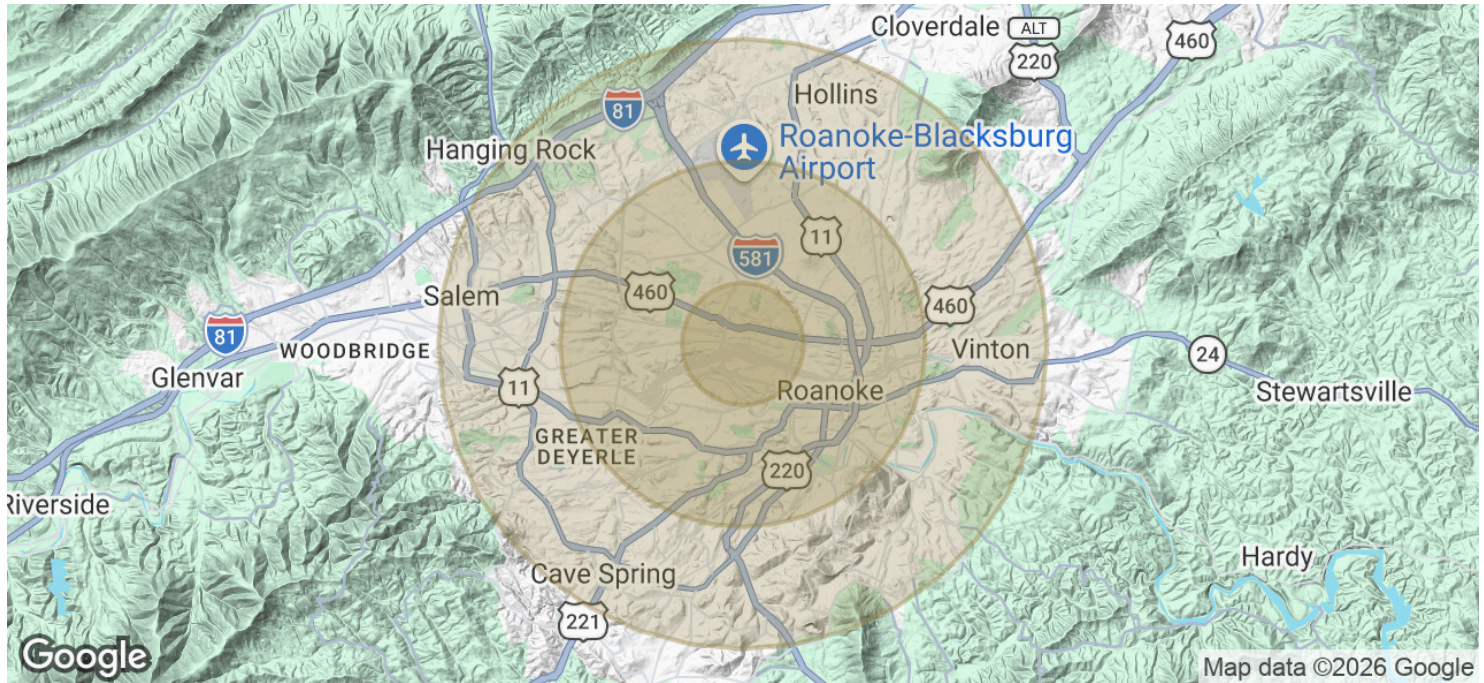
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WALDVOGEL
Commercial Properties

2002 Centre Avenue, Roanoke, VA 24017

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,843	78,575	160,591
Average Age	35.8	38.0	40.0
Average Age (Male)	35.7	37.1	38.5
Average Age (Female)	35.4	39.5	41.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,260	33,955	69,324
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$56,778	\$73,484	\$82,620
Average House Value	\$126,268	\$207,434	\$238,395

TRAFFIC COUNTS

Shenandoah Avenue and 20th Street 8,000/day

2023 American Community Survey (ACS)

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