



THALHIMER

OFFICE/RETAIL FOR SALE
1853 Roanoke Road
Daleville, VA 24083



For more information, contact:

BOYD JOHNSON

Vice President
540 767 3002
boyd.johnson@thalhimer.com

WYATT POATS

Associate
540 767 3008
wyatt.poats@thalhimer.com

310 1st Street, Suite 300
Roanoke, VA 24011
www.thalhimer.com

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Property Features

- 3,240 SF on 1.6380 AC
- High visibility office on Roanoke Rd/US 220 S in Daleville
- Located in rapidly growing corridor between Lord Botetourt High School and the Daleville Town Center
- Prominent monument signage
- Property suited for an owner occupier or can remain positioned to allow for a second user (tenant)
- Building constructed in 2009
- Plenty of on-site parking (wheelchair accessible)
- Asking price: \$450,000.00

Demographics

	1 Mile	3 Miles	5 Miles
Population	1,959	6,608	19,282
No. of Households	851	2,656	7,541
Avg. HH Income	\$100,274	\$96,839	\$97,946
Daytime Population	2,466	7,066	19,602

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