



COMMERCIAL LAND FOR SALE
 Corner of Challenger Ave|460 E & Trail Dr
 3768 Challenger Avenue | Roanoke, VA 24012



For more information, contact:

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Property Features

- Corner lot on high traffic 4 lane corridor
- Site contains approximately 1.96 acres of land along Challenger and is zoned C-1
- The property has over 380' frontage on Challenger Ave
- New development in the area includes a Kroger, CVS, and Chick Fil A
- Traffic count: 40,000 VPD
- Adjoining 1.62 AC is available for purchase or boundary adjustments
- Sale Price \$575,000

Demographics			
	1 Mile	3 Miles	5 Miles
Population	3,371	94,440	195,690
No. of Households	1,380	39,684	85,000
Avg. HH Income	\$83,990	\$58,101	\$64,088
Daytime Population	1,209	89,193	148,886

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