



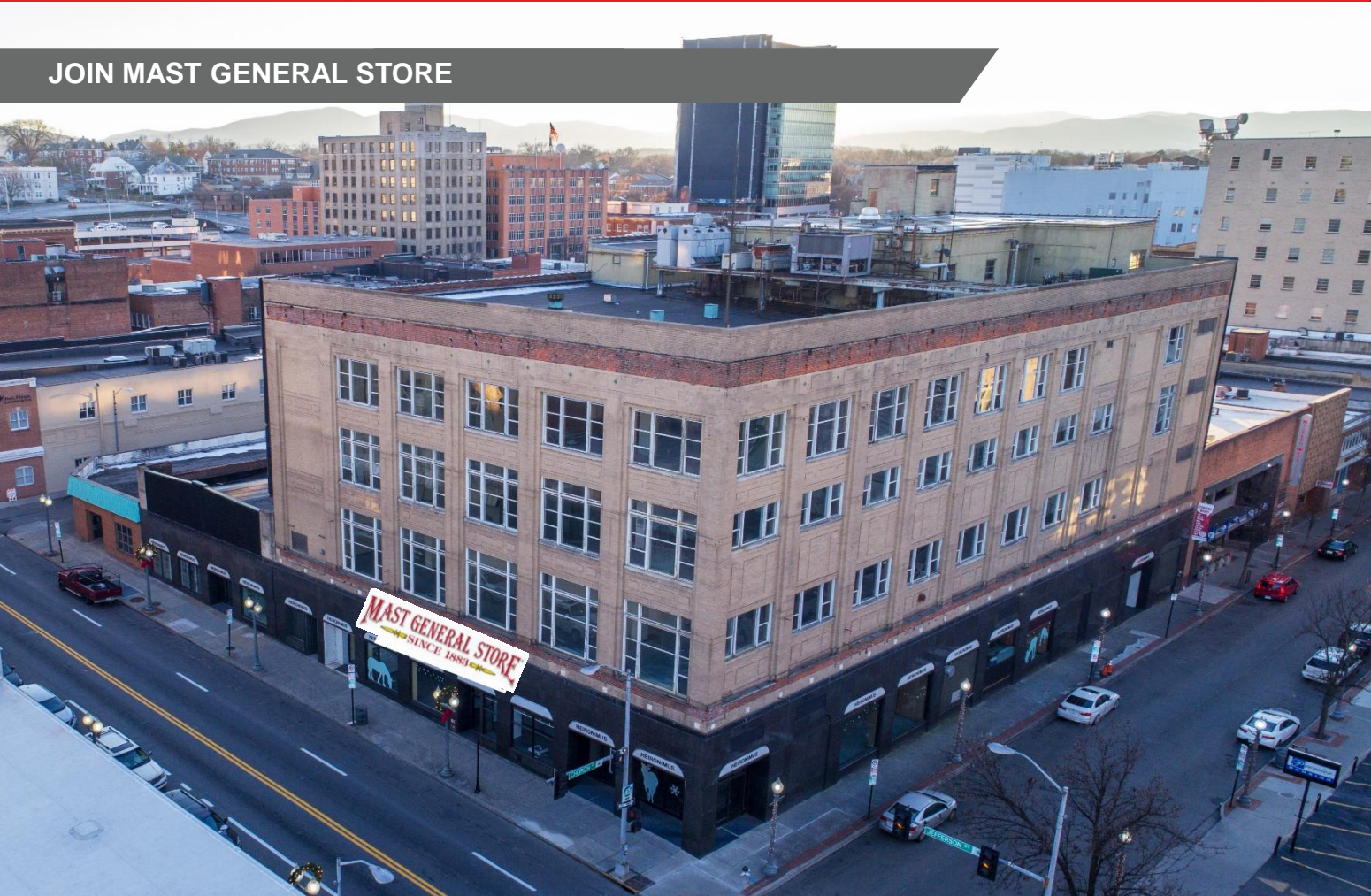
THALHIMER

PREMIER MIXED-USE URBAN DISTRICT

Heironimus

Jefferson Street & Church Avenue | Roanoke, Virginia

JOIN MAST GENERAL STORE



TOTAL SIZE
110,631 SF

AVAILABLE SF
1,324

Restaurant Opportunity

Nearly **2,000**
RESIDENTS
in the downtown district

Heironimus Commercial Space Delivering Winter 2019

For more information, contact:

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Opportunity Awaits in Roanoke!

Heironimus is an exciting new mixed-use urban redevelopment within walking distance of downtown Roanoke’s major economic drivers including several of the areas largest employers as well as the Virginia Tech Carilion School of Medicine and Research Institute, the Jefferson College of Health Sciences and Radford University graduate level programs. The site is also surrounded by downtown’s 1,625 residential units.



“Heironimus building has 80 new on-site market rent apartments above”

Specifications	
Total Size	110,631 SF
Available Commercial	1,324 SF
Location	At the corner of Jefferson and Church
Anchor	Mast General Store
Signage	Exterior building signage opportunity



Center in the Square & Historic City Farmers Market Brings

550,000
PEOPLE
downtown annually



PREMIER MIXED-USE URBAN DISTRICT

Heironimus

Jefferson Street & Church Avenue | Roanoke, Virginia



ADDRESS 401 S. Jefferson St. Roanoke ,VA

ZONING

Downtown - D District:
Permits a wide variety of uses and relatively intense development in the downtown consistent with historic development patterns.

FLOOR TO FLOOR CLEAR HEIGHTS

First – Main Sales 21'-2"
First below Mezzanine 10' -11'
Mezzanine 10'-3"



Combined Traffic Counts:
11,000
vehicles per day



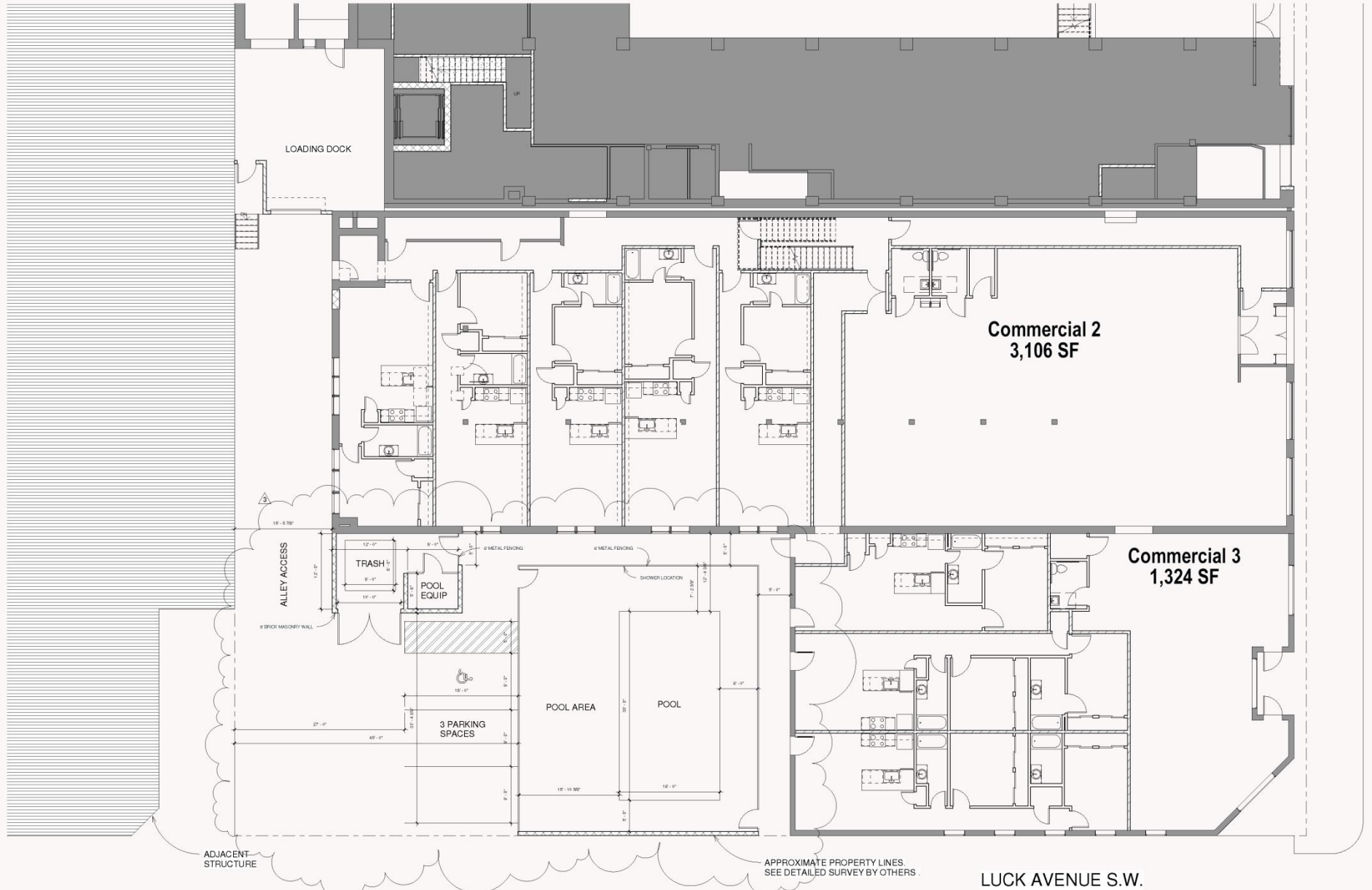
2,090

Amount of combined pedestrians per day



Free Trolley System





ADJACENT STRUCTURE

APPROXIMATE PROPERTY LINES. SEE DETAILED SURVEY BY OTHERS.

LUCK AVENUE S.W.

SOUTH JEFFERSON STREET

MAJOR AREA EMPLOYERS



HEIRONIMUS BUILDING



Gainesboro Road NW

S. Jefferson Street

Williamson Road SE

Franklin Road



±15,000 daytime workers downtown



88.3%
COST OF LIVING: 11.7%
BELOW NATIONAL AVERAGE

Innovative Culture

A high quality of life with abundant outdoor amenities combined with a steady stream of talented labor from nearby universities has helped Roanoke cultivate a culture of innovation. One start-up, Meridium Inc., showcases Roanoke's ability to foster entrepreneurs with the ambition of creating companies with a global reach. Recently purchased by GE, Meridium works with big data to provide the world's most successful global asset-intensive companies the tools needed to empower their businesses to manage risk and improve reliability.

One indicator of Roanoke's success in fostering innovation includes the growth in per capita patents filed in Roanoke which exceeds the national average by more than 3.5 times. The increase in patent filings is due to start-ups as well as established advanced manufacturers such as GE, Optical Cable Corporation, Novozymes Biologicals, and Harris and as a result of research at the Virginia Tech Carilion Research Institute.

To further promote innovation, the City of Roanoke, the Roanoke-Blacksburg Technology Council, and Virginia Western Community College launched RAMP, a technology business accelerator program, in 2017. RAMP's mission is to propel high-potential startups in the Roanoke-Blacksburg region to expand and create jobs in the STEM-H fields.

Select List of Major Roanoke Employers



Blue Cross BlueShield



Service is our best part.



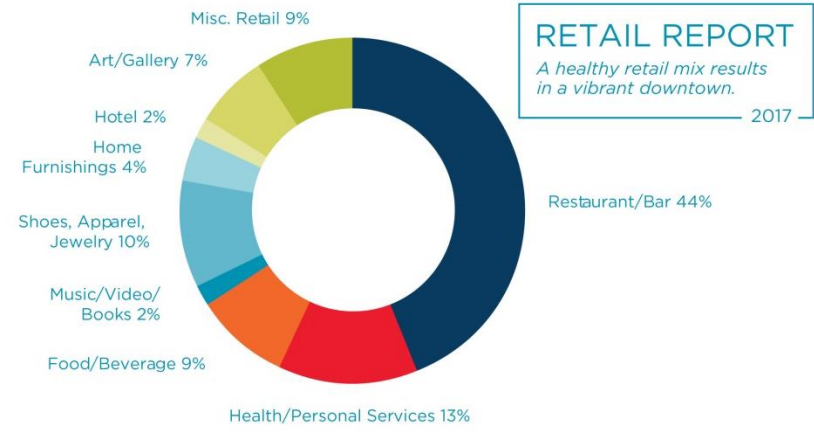
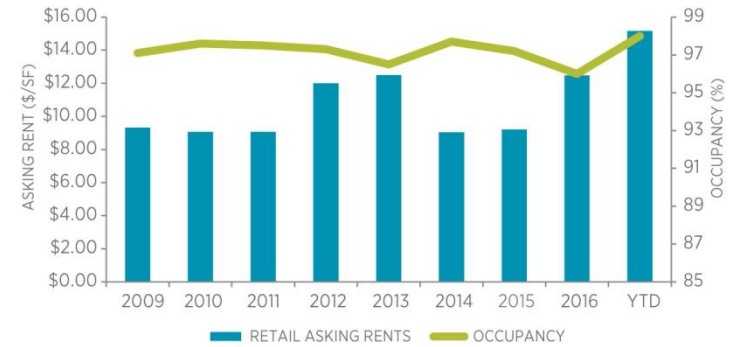
PowerSchool



Virginia Tech Carilion School of Medicine



Downtown Roanoke: Retail Occupancy Remains High



RETAIL REPORT
A healthy retail mix results in a vibrant downtown.
2017

Downtown Roanoke: Office Asking Rents Increase

