



**THALHIMER**

RETAIL FOR LEASE  
**THE THUNDERBIRD CLUB**

5124 Hildebrand Road | Roanoke, VA



For more information, contact:

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**Property Features**

- The Thunderbird Club – Beer Hall/Nightclub established in 1966
- Maximum occupancy load 300
- 5,484 +/- square feet situated on 0.55 acres
- Zoned CG City of Roanoke – permits a wide range of commercial and office uses
- On-site parking for 34 vehicles
- Bar and small kitchen in front
- Event space to the rear with band stand & dance floor
- Offered for lease at \$9.00 PSF (NNN)

Demographics				
	1 Mile	2 Miles	3 Miles	5 Miles
Population	10,634	27,452	53,692	124,466
No. of Households	4,702	11,884	22,465	52,379
Avg. HH Income	\$55,421	\$59,035	\$57,413	\$61,543
Daytime Population	11,056	30,582	57,021	156,372



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