



THALHIMER

RETAIL FOR LEASE
1000 Hardy Road
Vinton, VA 24179



For more information, contact:

MATT GAZIANO

Associate
540 767 3017
matt.gaziano@thalhimer.com

JOHN K. NIELSEN

Senior Vice President
540 767 3009
john.nielsen@thalhimer.com

310 First Street, Suite 300
Roanoke, VA 24011
540 767 3000
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield \ Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Property Features

- 10,661 SF freestanding building with drive-thru
- 1.44 AC lot containing 52 parking spaces
- Desirable location in Vinton submarket
- Ingress/egress at signalized intersection
- Combined 26,896 AADT
- \$12.00 SF (NNN)

Demographics

	1 Mile	3 Miles	5 Miles
Population	6,349	35,951	94,953
No. of Households	2,773	14,671	40,185
Avg. HH Income	\$59,433	\$58,816	\$65,365
Daytime Population	6,264	54,221	115,865

Traffic Counts

Hardy Rd/Vinyard Rd E	19,024 VPD
Bypass Rd/Roop St SW	13,871 VPD
Bypass Rd/E Washington Ave NE	13,025 VPD

For more information, contact:

MATT GAZIANO

Associate
 540 767 3017
matt.gaziano@thalhimer.com

JOHN K. NIELSEN

Senior Vice President
 540 767 3009
john.nielsen@thalhimer.com

310 First Street, Suite 300
 Roanoke, VA 24011
 540 767 3000
www.thalhimer.com



RETAIL FOR LEASE
1000 Hardy Road
Vinton, VA 24179



For more information, contact:

MATT GAZIANO

Associate

540 767 3017

matt.gaziano@thalhimer.com

JOHN K. NIELSEN

Senior Vice President

540 767 3009

john.nielsen@thalhimer.com

310 First Street, Suite 300

Roanoke, VA 24011

540 767 3000

www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.