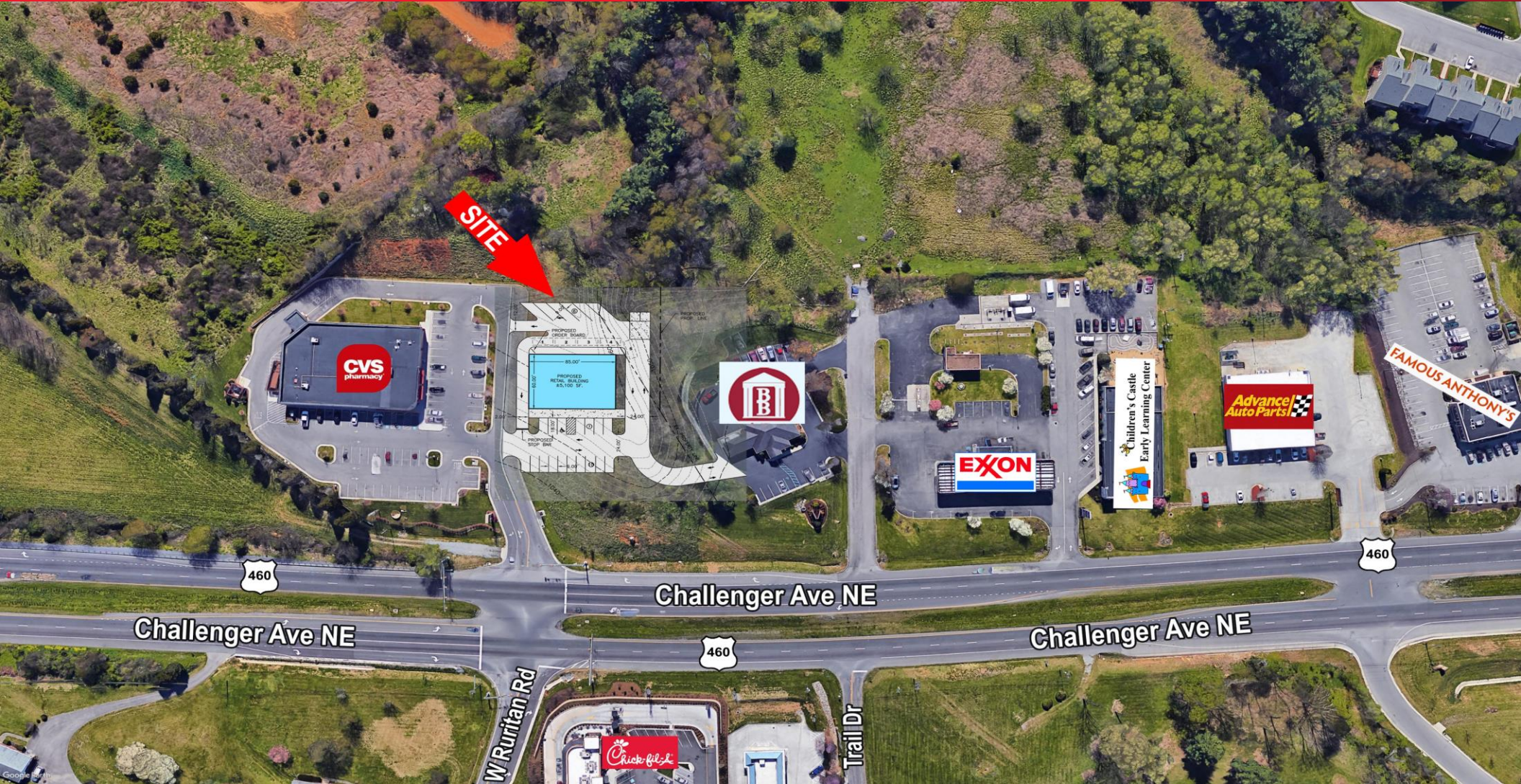




THALHIMER

RETAIL LAND FOR LEASE
3911 Challenger Avenue
Roanoke, VA



For more information, contact:

JESSICA JOHNSON, CCIM
Vice President
540 767 3006
jessica.johnson@thalhimer.com

Wells Fargo Tower
10 S. Jefferson Street, Suite 1750
Roanoke, VA 24011
www.thalhimer.com

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Property Features

- Fully signalized intersection
- Strong retail trade area
- High household income and population
- Multi-tenant building
- Fastest growing corridor

Traffic Counts

| | |
|-----------------------------------|------------|
| Challenger Ave NE/Carson Rd NE | 34,060 VPD |
| Challenger Ave NE/E Ruritan Rd NE | 31,000 VPD |

Demographics

| | 1 Mile | 2 Miles | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|----------|
| Population | 3,622 | 12,817 | 33,811 | 93,992 |
| No. of Households | 1,339 | 5,127 | 13,812 | 38,857 |
| Avg. HH Income | \$88,055 | \$83,033 | \$71,120 | \$62,861 |
| Daytime Population | 4,566 | 11,039 | 27,958 | 114,420 |



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