



THALHIMER

STRIP CENTER FOR SALE BLUE HILLS VILLAGE

3621 Blue Hills Village | Roanoke, VA 24012



For more information, contact:

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NEW CONSTRUCTION, TROPHY STRIP CENTER

PRICE: \$2,450,000

CAP: +/- 6.0%

GROSS: \$142,057

RENTABLE SF 9,030

OCCUPANCY. 100%

YEAR BUILT. 2010

LOT SIZE. 1.24AC

The subject property is a fully leased retail strip center, situated along retail corridor from Roanoke to Lynchburg. The asset is located in Roanoke City, an affluent submarket of Roanoke, VA. The average household income within 1 mile exceeds \$69,634.

The center is leased to Chicago Bob's, Wing Boss of Roanoke, T&T Nails, Silver Shears Salon, Edward Jones, Division One Staffing, and Bedrock Church Roanoke. Three of the tenants are on corporate 5-10 year leases with rental increases and options.

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