

Property Features

- Ideal small shop tenant mix building with drive-thru
- Freestanding opportunity
- Gateway to rapidly growing southern Botetourt County
- Situated in the northeast quadrant of I-81 Exit 150B along the 220N corridor/Daleville
- Strong demographic and surging submarket
- 330 +/- ft of road frontage on Roanoke Rd/US 220
- I-81 signage and visibility

Demographics

	1 Mile	3 Miles	5 Miles
Population	542	7,961	26,380
No. of Households	200	3,331	10,159
Avg. Household Income	\$99,059	\$86,664	\$84,756
Daytime Population	1,846	7,842	21,532

Traffic Counts

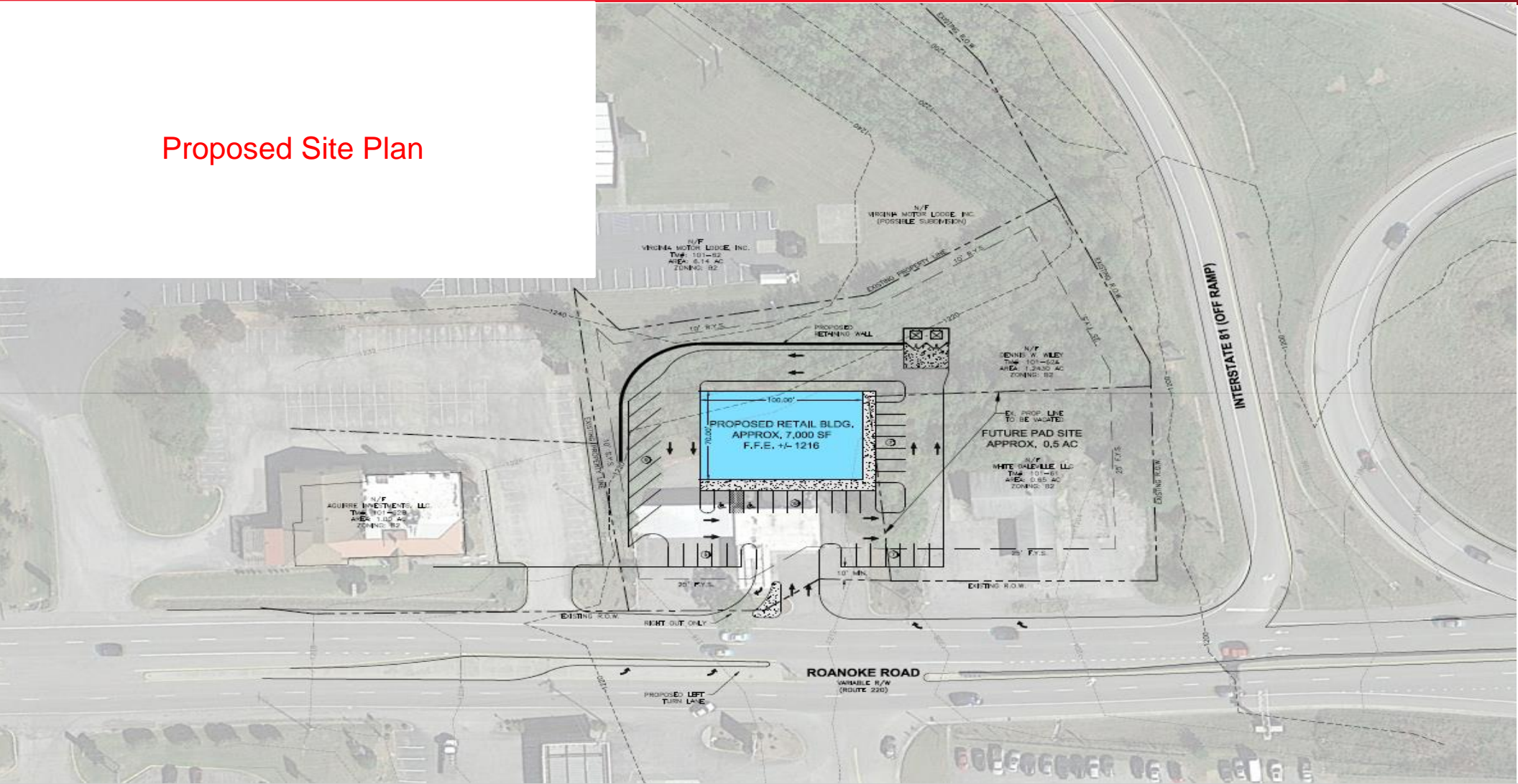
Roanoke Rd/US 220	27,800 VPD
I-81	53,150 VPD

For more information, contact:

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Proposed Site Plan



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