

FOR SALE
Home Depot Outlot
Hershberger Road | Roanoke, VA



ANCHORED DEVELOPMENT PARCELS

2.3 AC

1.2 AC
1 AC

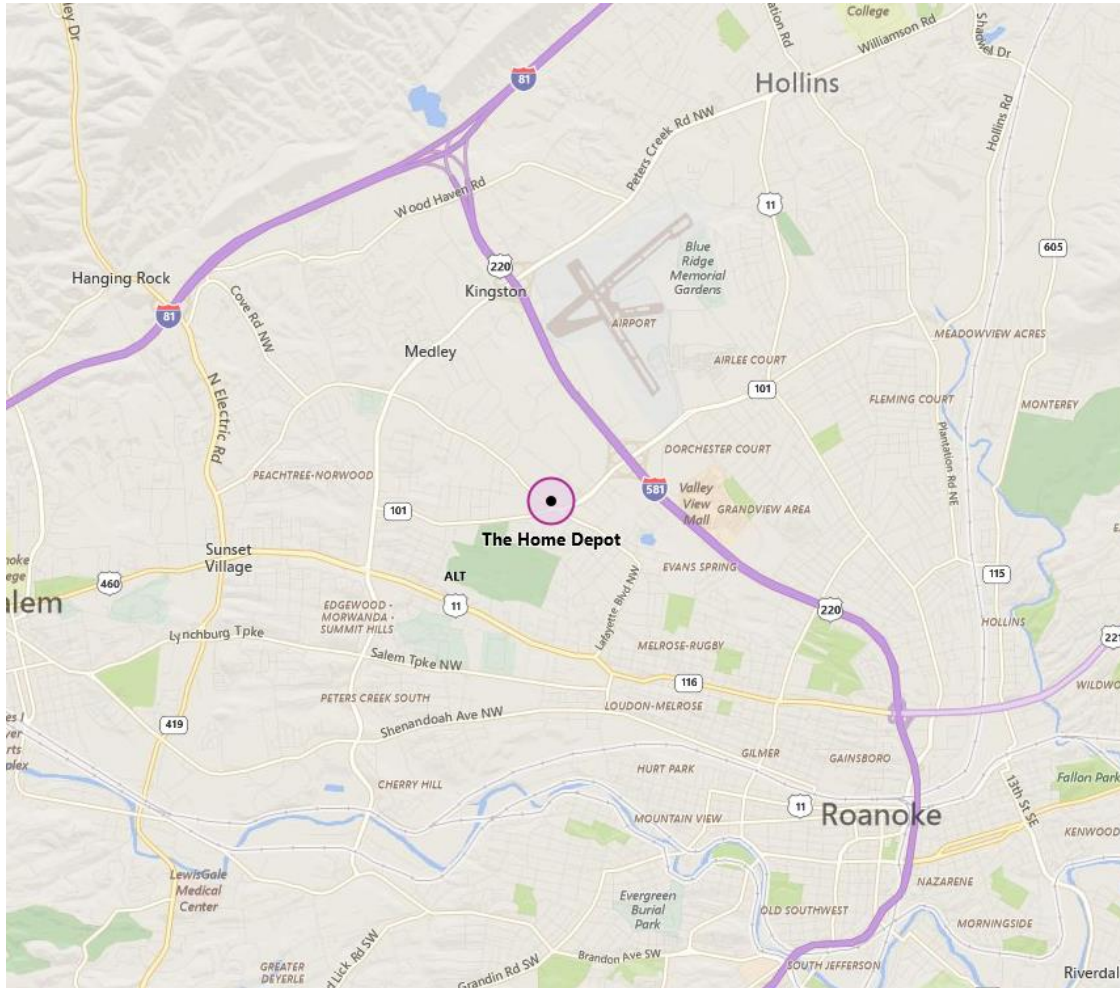
OUTLOTS AVAILABLE

For more information, contact:

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Property Features

- Located adjacent to Home Depot
- Excellent retail sites
- 3 sites available

Possible Uses

- Tract B 1 acre lot
 - Fast Food
 - Bank
 - Convenience Store
 - Tract C 1.3 acre lot
 - Auto Service
 - Dinner Restaurant
 - Small Retail
 - Tract D 2.3 acre lot
 - Office Supply
 - Motel
 - Family Entertainment
- Located near regional airport, hotels, and shopping mall
 - 1.9 million square feet of retail within 1.2 miles
 - 1/3 mile off I-581
 - Hershberger Road – 28,000 VPD

Demographics			
	1 Mile	3 Miles	5 Miles
Population	6,953	68,240	144,567
No. of Households	2,887	28,922	62,061
Avg. HH Income	\$39,093	\$39,566	\$45,849

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