

FORMER O'CHARLEY'S

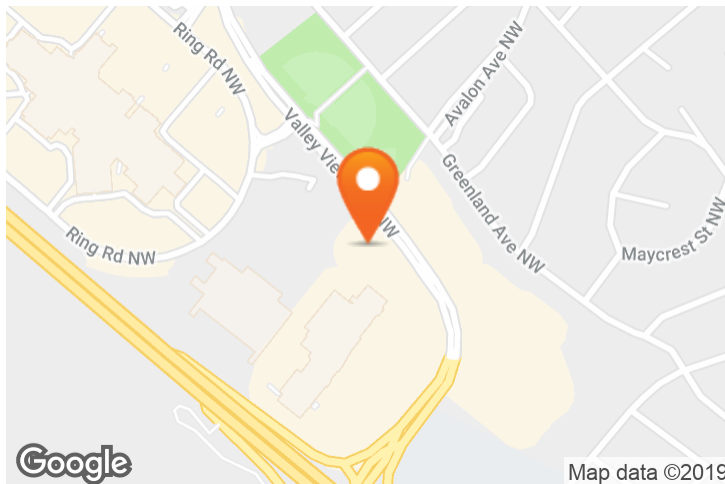
4765 Valley View Boulevard, Roanoke, VA 24012

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Rare outparcel opportunity beside Roanoke's most successful mall with 844,000 SF and 100 specialty shops.



PROPERTY HIGHLIGHTS

- 1.53 acres highly visible outparcel of Valley View Mall
- Build to suit or ground lease options available
- Shops space can be created in ranges up to 6,700 SF in 1-3 space configurations with drive thru potential
- Adjacent to Target and Walmart
- Shares traffic light at main entrance with Valley View Mall
- Monument signage available
- Traffic Counts: Valley View Blvd N.W.: 23,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,999	31,121	65,356
Total Population	6,717	70,416	150,004
Average HH Income	\$38,058	\$42,437	\$50,815

EXCLUSIVE AGENT(S)

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CONCEPTUAL ONLY SUBJECT TO CHANGE



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