



THALHIMER

RETAIL FOR LEASE
BLUE HILLS VILLAGE

3621 Blue Hills Drive | Roanoke, VA 24012



For more information, contact:

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Specifications

Total Size	9,030 SF
Available SF	Minimum 1,000 SF Maximum 1,630 SF
Timing	Now
Rental Rate	\$14 PSF

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,088	37,154	97,679
No. of Households	1,325	15,682	40,720
Avg. HH Income	\$69,634	\$62,931	\$57,171
Daytime Population	1,295	18,941	89,886

Property Features

- Retail growth corridor
- Excellent Retail Location @ signalized intersection
- Located at the entrance of the markets largest business park
- 38,000 VDOT Traffic Count

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