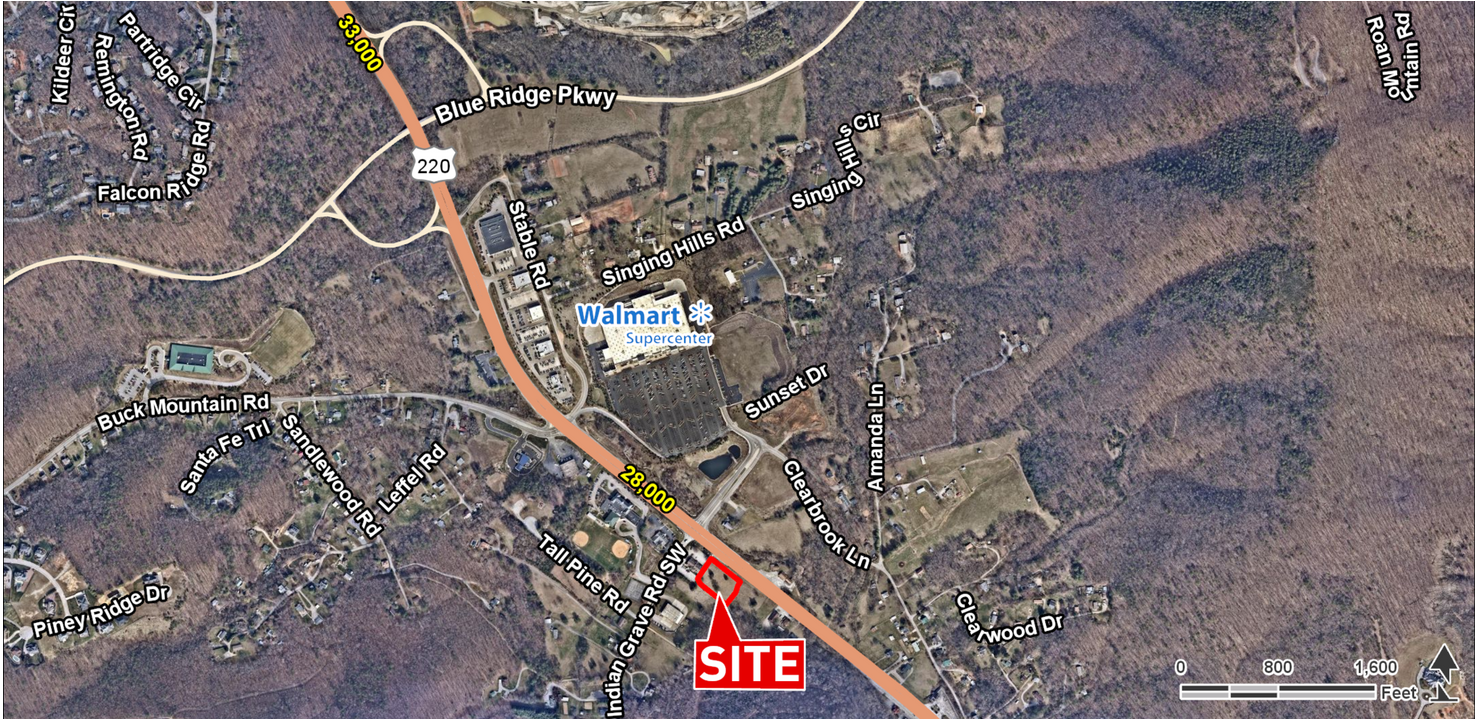


5347 FRANKLIN ROAD

Roanoke, VA 24014



LOCATION OVERVIEW

Located along popular commercial corridor, US Route 220/ Franklin Road, in South Roanoke trade area.



PROPERTY HIGHLIGHTS

- 1 Acre available
- Located across from Walmart Supercenter at signalized intersection
- Access available on US Route 220 & Indian Grave Road SW
- Zoned C-2
- Drive thru permitted
- List Price: \$595,000
- Traffic Counts:
US Route 220/Franklin Road: 28,000 AADT
Indian Grave Rd SW: 1,300 AADT

DEMOGRAPHICS

| | 3 MILES | 5 MILES | 7 MILES |
|-------------------------------|---------|---------|---------|
| Population | 18,570 | 74,190 | 133,120 |
| Households | 8,767 | 32,858 | 57,573 |
| Average Household Income (\$) | 90,145 | 72,951 | 64,936 |

EXCLUSIVE AGENT(S)

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