



**FOR LEASE**

1207 Jamison Avenue, SE

Roanoke, Virginia



**THALHIMER**

# PROPERTY FEATURES

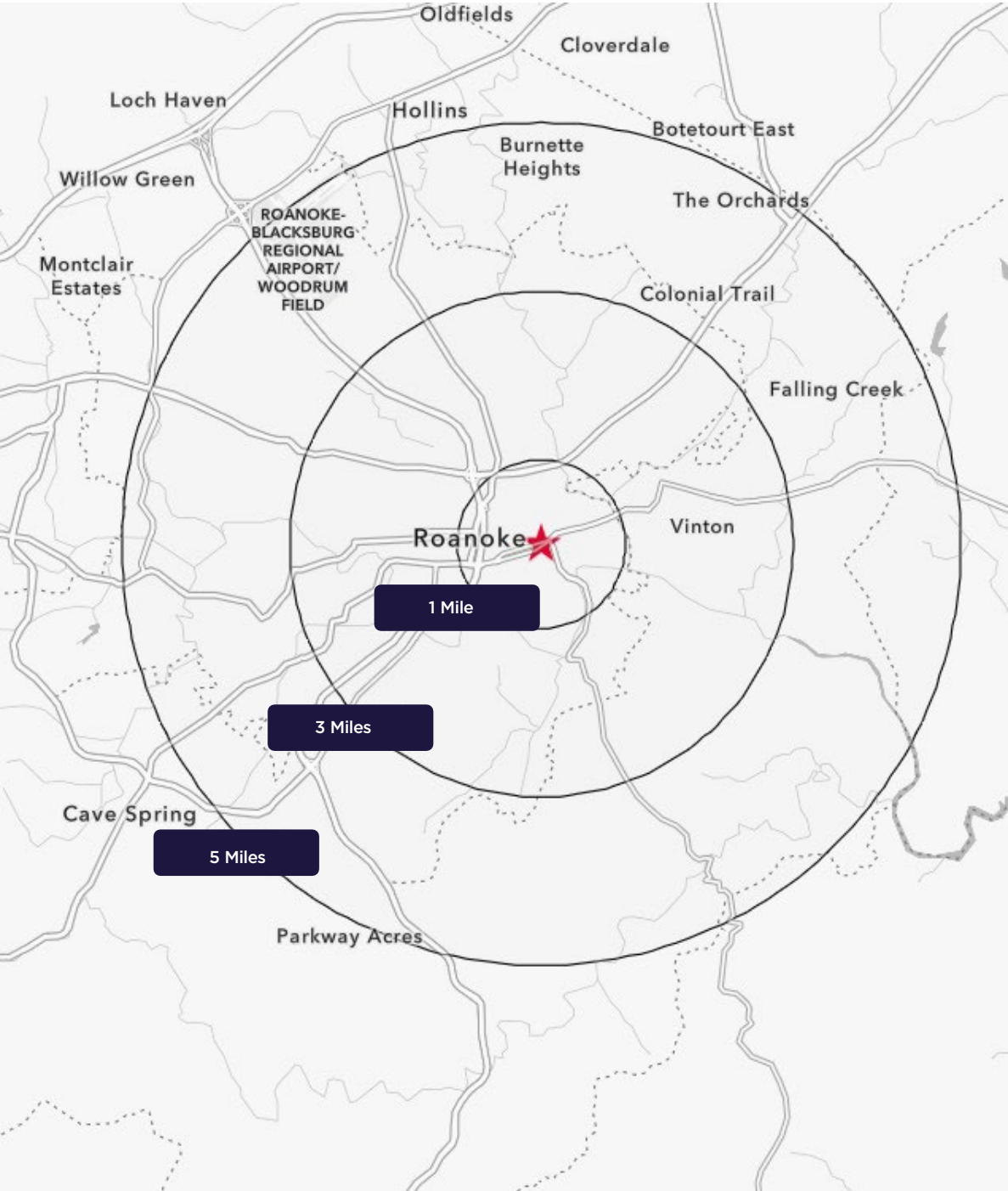
Located in busiest commercial corridor of Southeast Roanoke. This location offers strong traffic counts, walkability within neighborhood, and a built-in customer base.



- One retail suite available:
  - 1,247 SF - \$12.00 PSF/Yr
- Excellent visibility along Jamison Avenue
- Located directly behind D & G Mart
- Excellent visibility just off high-traffic intersection: Jamison Ave, 13th Street, & Highland Ave
- Surrounded by dense residential neighborhoods
- Ideal for local retail, service, or food uses
- Join long-standing tenant Emilio's Pizza
- Ample on-site parking and easy access
- No Vape Shops/Convenient Stores



**ONE SUITE AVAILABLE**



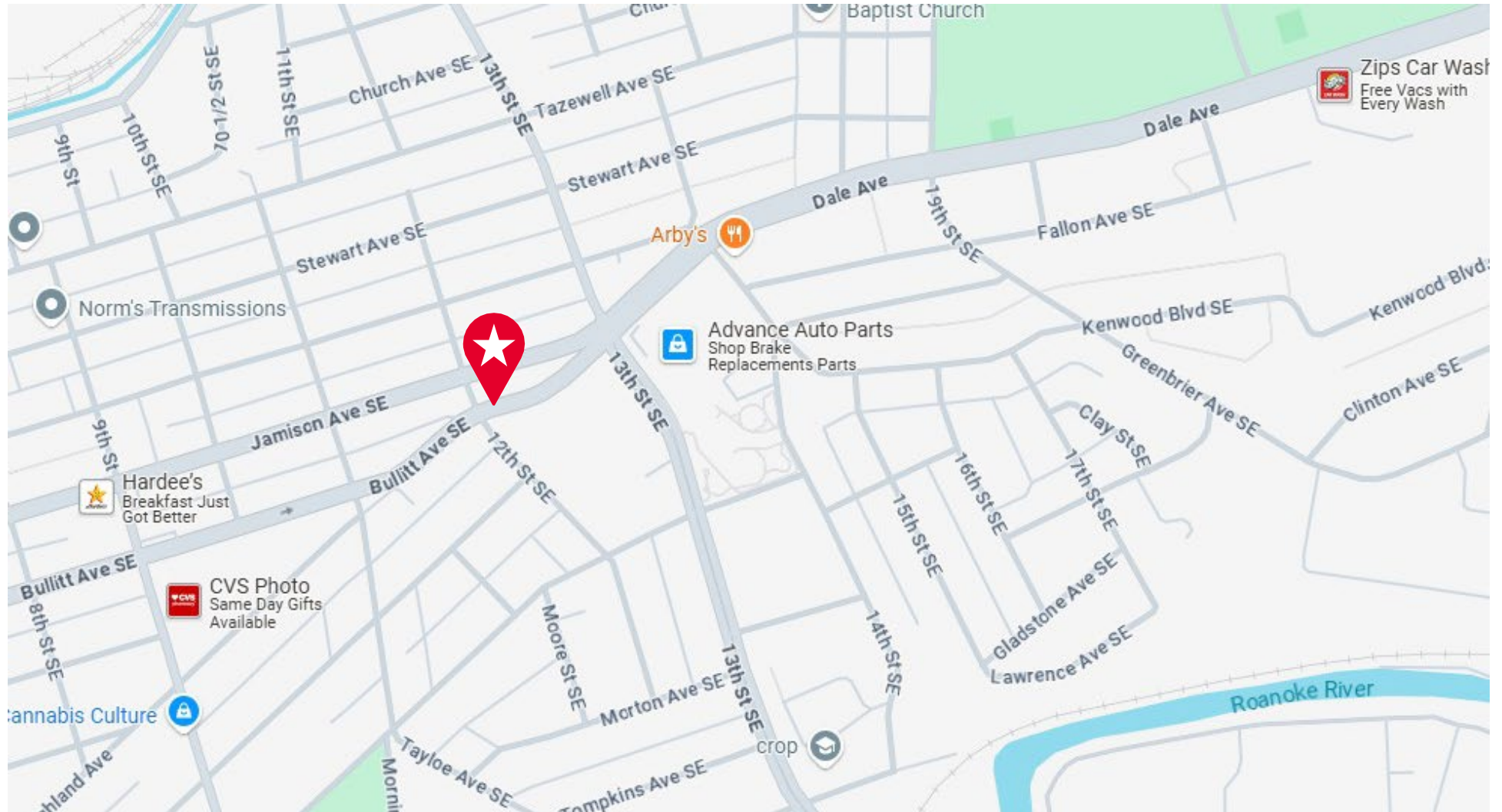
## DEMOGRAPHICS

	Population	Daytime Population	# Household
<b>1 Mile</b>	8,688	14,702	3,512
<b>3 Mile</b>	63,716	81,749	28,753
<b>5 Mile</b>	131,743	152,538	58,195

# AERIAL



# MAP





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## CONTACT

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