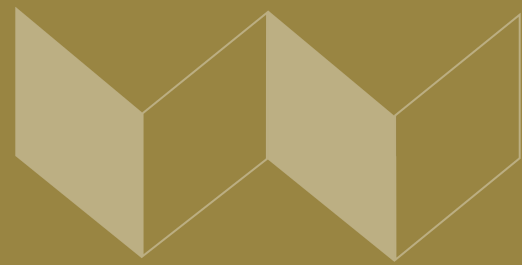


131 Campbell Avenue SW, Roanoke, VA 24011

THE PONCE DE LEON



PROPERTY DESCRIPTION

Beautiful retail space in the well-renovated Ponce de Leon Apartment building in Downtown Roanoke. Corner location provides excellent visibility. Neighboring businesses include Golden Hour Salon, A New Leaf, and Regina Lograsso Photography, all at the base of the building housing 90 higher-end apartments. Strong daytime population due to larger employers and traffic-generators such as Roanoke City Schools, the City of Roanoke municipal offices and courts, federal office buildings and courts, and TAP, as well as numerous small businesses. Larger storefront glass windows, restored terrazzo floors, and high ceilings characterize the space.

LOCATION DESCRIPTION

Enjoy easy access to I-581, I-81, and numerous amenities including the Virginia Museum of Transportation, the Taubman Museum of Art, City Market, and the historic Roanoke Star. With a variety of dining options, green spaces, and local business services, the area provides a dynamic and convenient setting for both professionals and employees.

PROPERTY HIGHLIGHTS

- Located on Busy Downtown Roanoke Corner
- Surrounded by Large Residential Properties
- Storefront Windows on Both Campbell & 2nd Street
- Strong Daytime Population

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (MG)
Available SF:	1,295 SF
Lot Size:	0.46 Acres
Building Size:	78,037 SF

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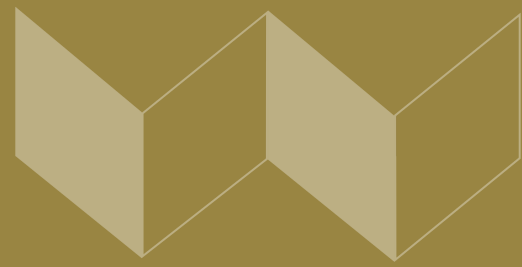
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PHOTOS



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FLOORPLAN



131 Campbell Ave



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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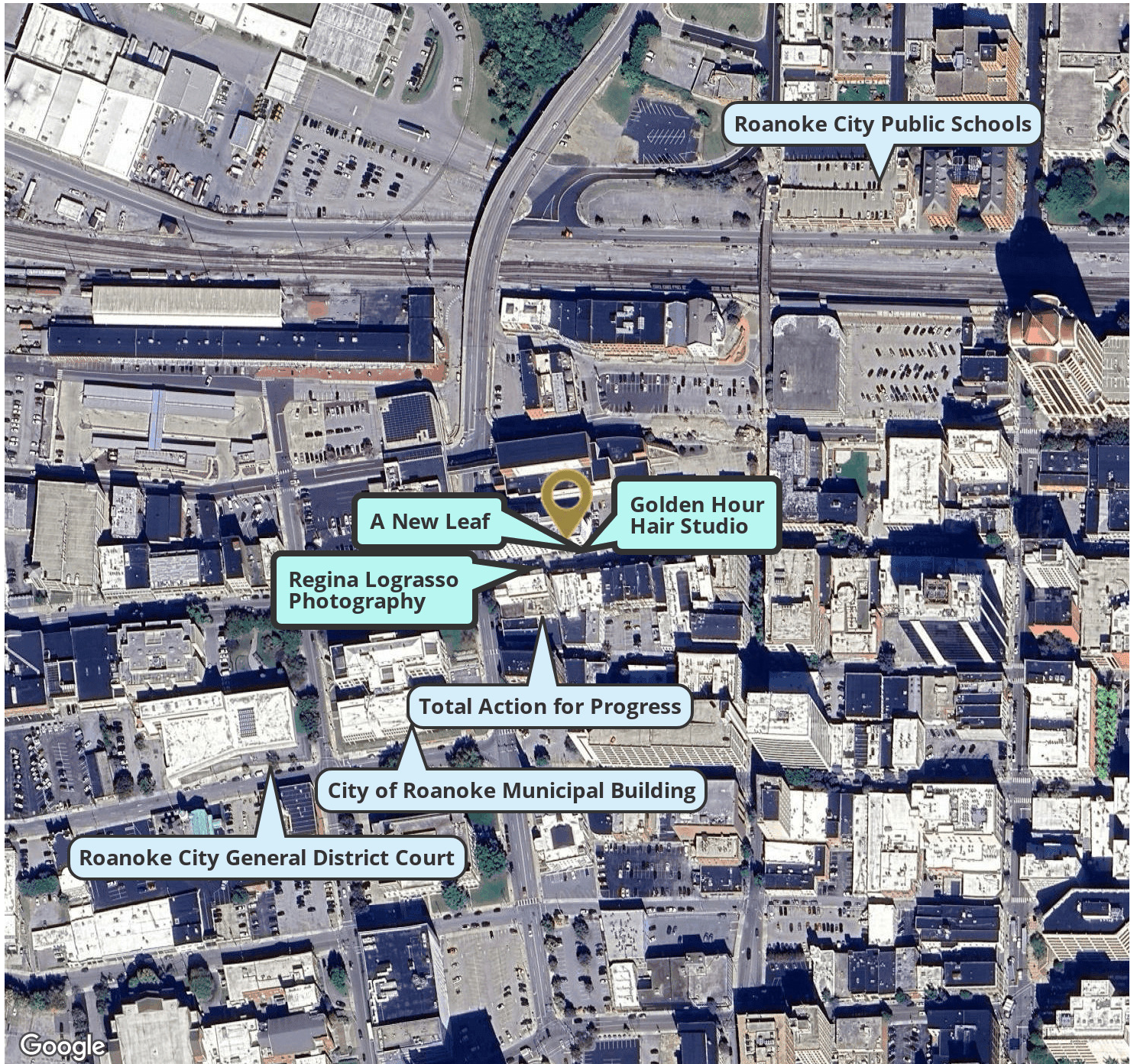
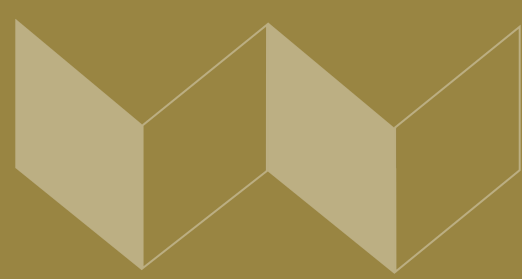
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AREA HIGHLIGHTS



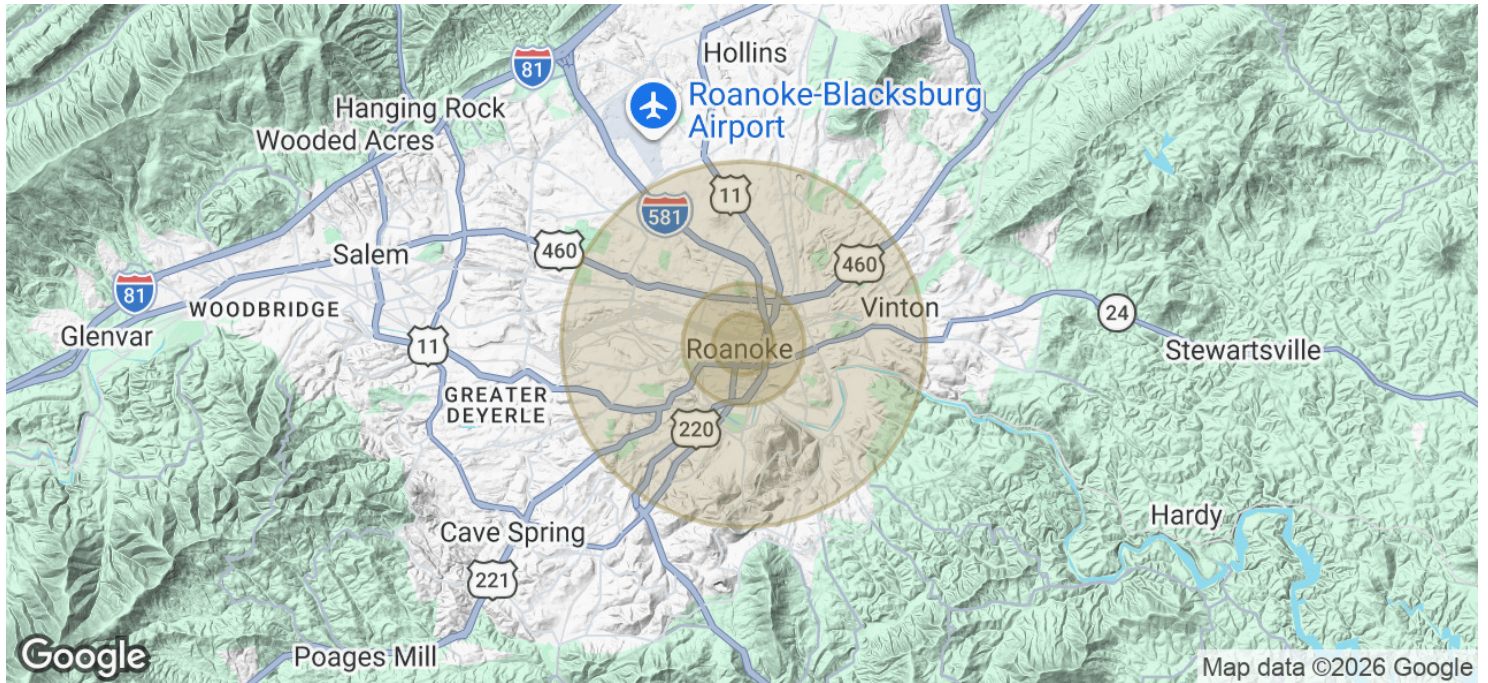
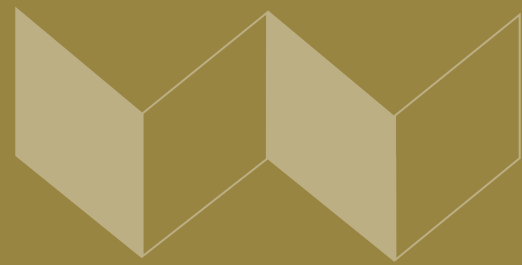
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DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	3,752	12,291	74,875
Average Age	39	39	40
Average Age (Male)	39	38	39
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	2,040	6,021	33,676
# of Persons per HH	1.8	2	2.2
Average HH Income	\$64,644	\$58,884	\$71,666
Average House Value	\$481,352	\$327,559	\$247,762

2020 American Community Survey (ACS)

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