



FOR SALE

//2601 Franklin Rd SW
Roanoke, VA 24014

PRICE UPON REQUEST

OWN THE BUILDING:

**A FLEXIBLE 12,439 SF
COMMERCIAL PROPERTY
ON ONE OF ROANOKE'S
MOST VISIBLE RETAIL
AND SERVICE
CORRIDORS—FEATURING
EXCELLENT FRONTAGE,
MULTIPLE BUILD-OUT
OPTIONS, 70+ PARKING
SPACES, AND APPROVED
ZONING FOR
DISPENSARY USE.**





OWNER OCCUPIER / INVESTMENT OPPORTUNITY

SITE AREA(AC): 1.5
ROAD FRONTAGE: 125'
ZONING: CG

BUILDING

12,439 SF

PARKING SPACES:

70+

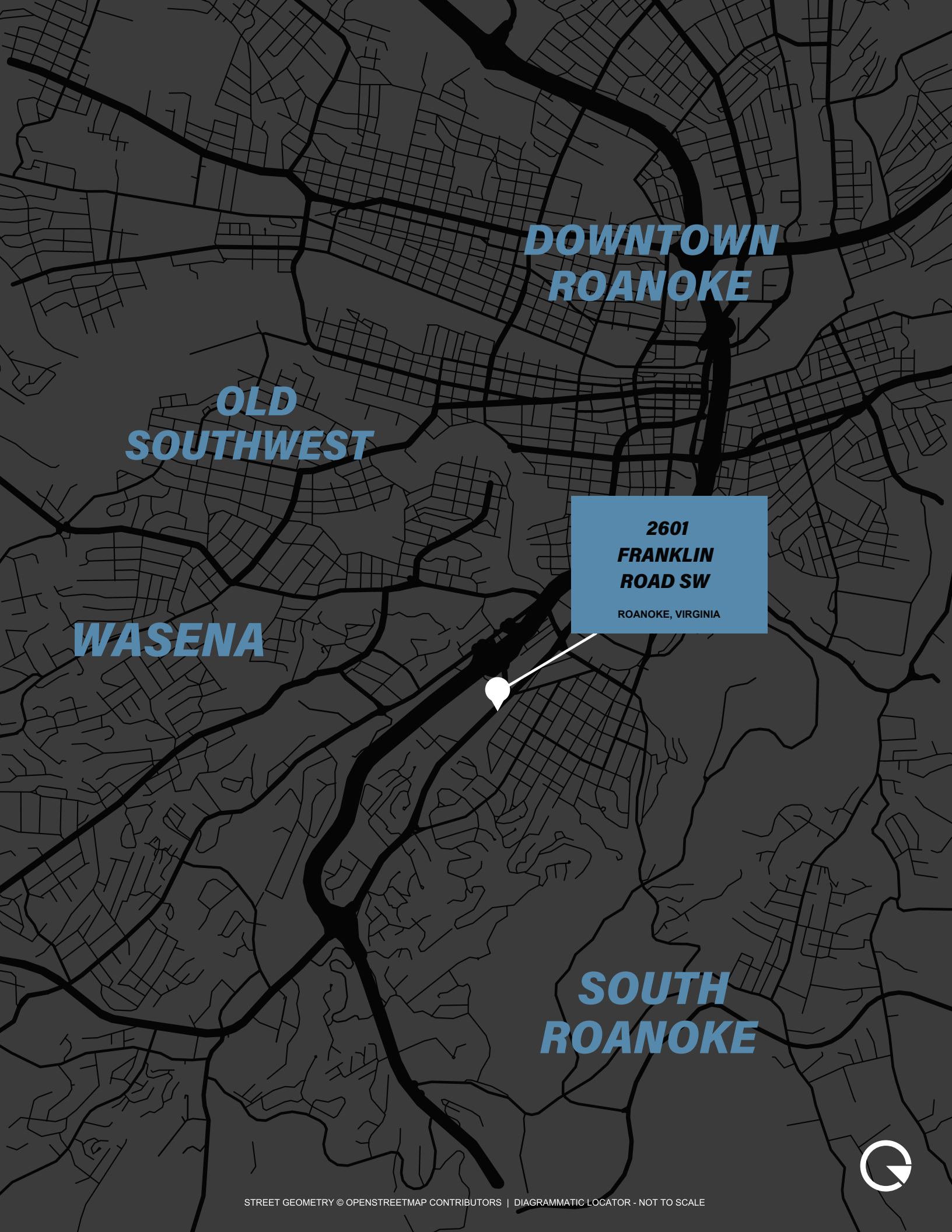
SPACES/THOUSAND SF:

5.63

BUILDING FAR:

0.19





**DOWNTOWN
ROANOKE**

**OLD
SOUTHWEST**

WASENA

**2601
FRANKLIN
ROAD SW**

ROANOKE, VIRGINIA

**SOUTH
ROANOKE**



PROMINENT PRESENCE

*Surface parking, multiple entrances and a highly visible one-story profile
10,687 Vehicles Per Day on Franklin Rd.*



SITE PLAN



INTERIOR PHOTOGRAPHY



INTERIOR PHOTOGRAPHY



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JEROME RAYMOND

Helm Brokerage Services, LLC

(E) jr@helm-ventures.com
(P) 202.413.9051