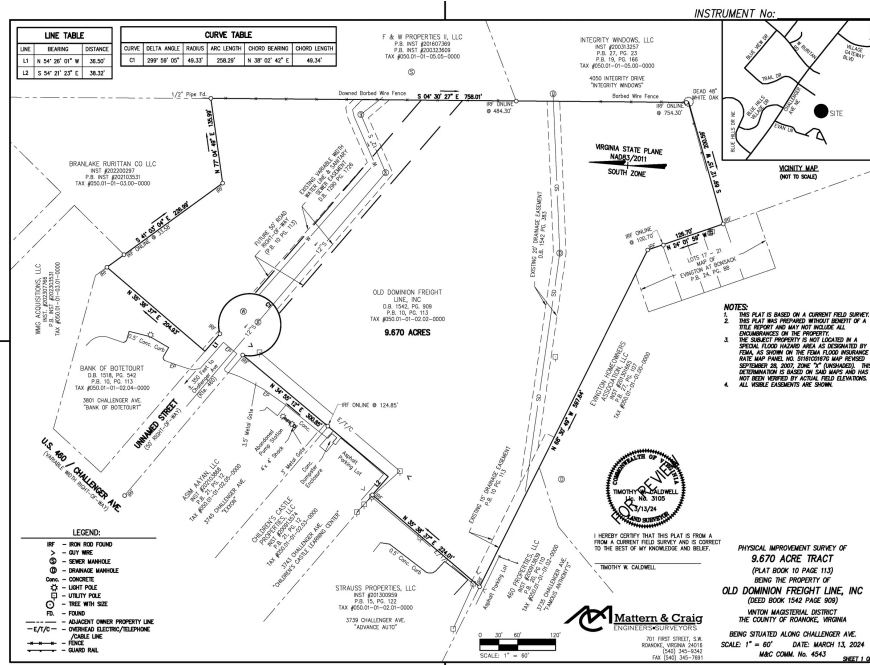
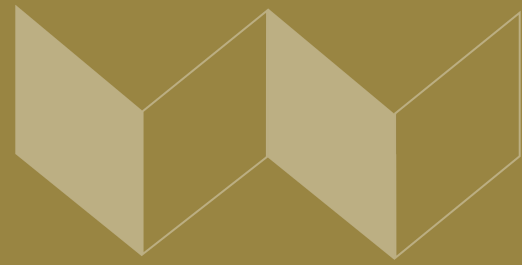


PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	9.33 Acres

PROPERTY HIGHLIGHTS

- Rare large-scale development opportunity in eastern Roanoke County
- High-exposure location along one of the Roanoke Valley's primary commercial corridors
- Strong surrounding demographics supported by continued residential growth in the Bonsack market
- Excellent regional access serving Roanoke County, Botetourt County, Bedford County, and surrounding communities
- Surrounded by established retail, restaurant, healthcare, and service-oriented businesses
- Development-ready site positioned within one of the region's most active commercial growth areas

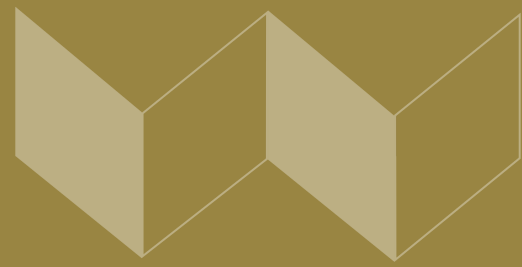
KRISTA VANNOY, CCIM, SIOR
 Vice President & COO
 540.342.0881
 kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR
 President & CEO
 540.342.8599
 mwaldvogel@waldvogelcommercial.com



0 Challenger Avenue Northeast, Roanoke, VA 24012

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Premier ±9.33 acre commercial development opportunity located along U.S. Route 460 (Challenger Avenue) in Roanoke County's rapidly growing Bonsack market with a strong AAWDT of 37,000 vehicles. Surrounded by established national retailers and strong residential growth, the site offers exceptional visibility, regional accessibility, and development flexibility. With frontage on one of the Roanoke Valley's primary commercial, retail, and service-oriented growth corridors, the property is well-positioned for retail, medical, office, hospitality, mixed-use, or other commercial development.

LOCATION DESCRIPTION

Challenger Avenue serves as a primary commercial corridor for eastern Roanoke County and enjoys strong daily traffic volumes, substantial commuter activity, and a growing residential customer base. Surrounding development includes national retailers, quick-service restaurants, medical users, financial institutions, and a variety of neighborhood-serving businesses that collectively create a strong commercial environment. The location offers convenient access to Interstate 581, Interstate 81, downtown Roanoke, and the greater Roanoke Valley, making it well suited for a wide range of commercial development opportunities.

SITE DESCRIPTION

Mostly level with utilities available

KRISTA VANNOY, CCIM, SIOR
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AREA BUSINESSES

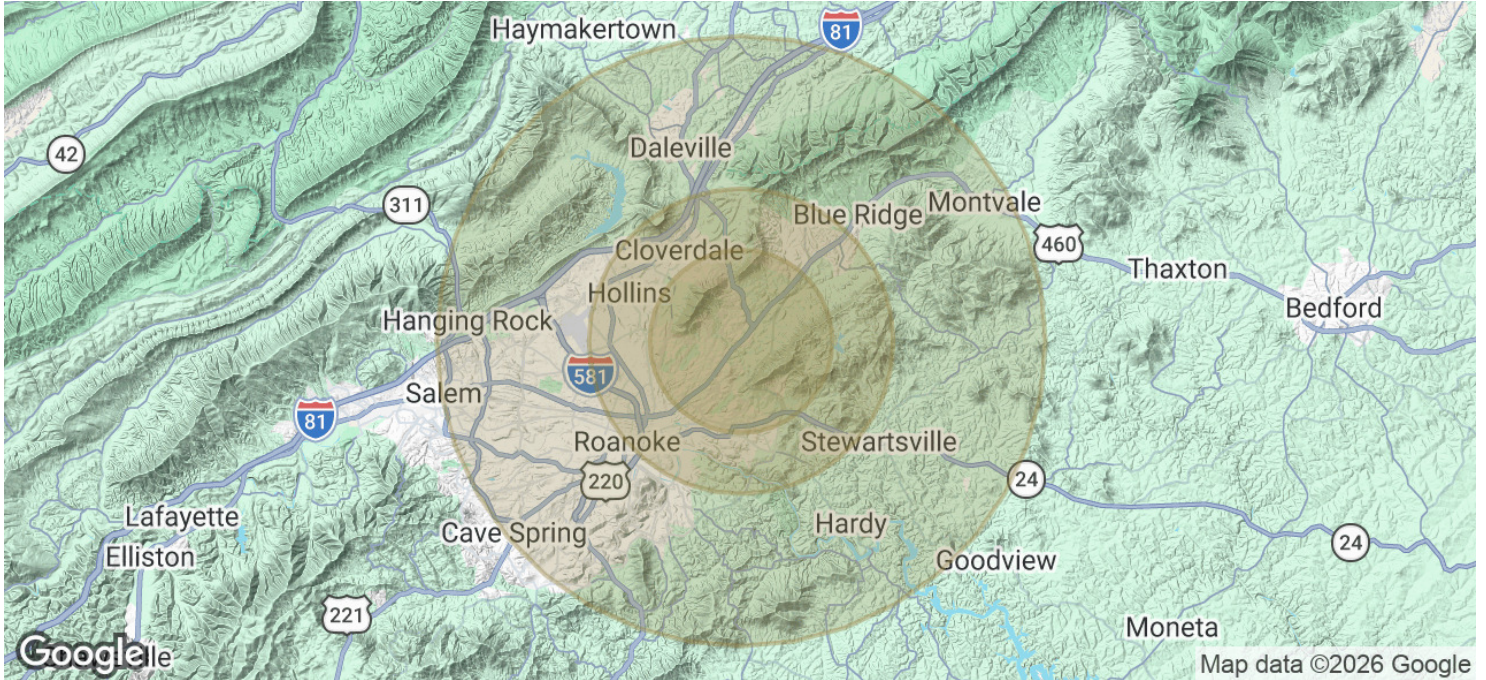
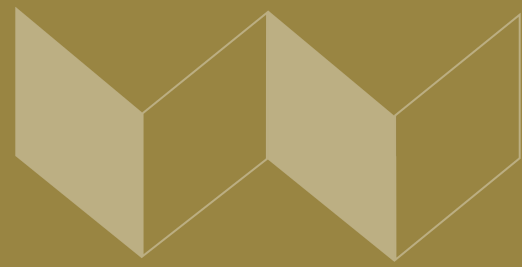


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DEMOGRAPHICS



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	25,398	81,516	207,185
Average Age	42.2	40.7	41.4
Average Age (Male)	40.0	38.4	39.9
Average Age (Female)	44.7	43.0	42.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,053	33,606	87,791
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$93,566	\$78,593	\$87,110
Average House Value	\$296,259	\$246,139	\$253,504

2023 American Community Survey (ACS)

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