

GRANDIN VILLAGE

Welcome to historic Grandin Village!

CUSHMAN & WAKEFIELD | THALHIMER

1329 GRANDIN ROAD SW  
Roanoke, Virginia

**OFFICE SPACE FOR LEASE**



# Property Features

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ADDITIONAL FACILITY AVAILABLE FOR LEASE  
**Bank Branch Suite Also Available**

LOCATED WITHIN THE BUILDING  
1323 Grandin Rd | Roanoke, VA

## Renovated Office Space

±1,319 SF office suite available in the heart of Grandin Village, previously occupied by Edward Jones as a financial office.

## Functional Layout

The suite includes 2 large offices, reception/waiting area or flexible open workspace, file room/private office, in suite restroom, and flexible open workspace.

## Private Entrance

Direct private entrance along Westover Avenue SW provides convenient access for clients, staff, and customers.

## Walkable Grandin Village Location

Located in one of Roanoke's most recognizable neighborhood commercial districts, with nearby restaurants, retail, residential neighborhoods, and strong daily traffic along Grandin Road.

## Move In Ready Condition

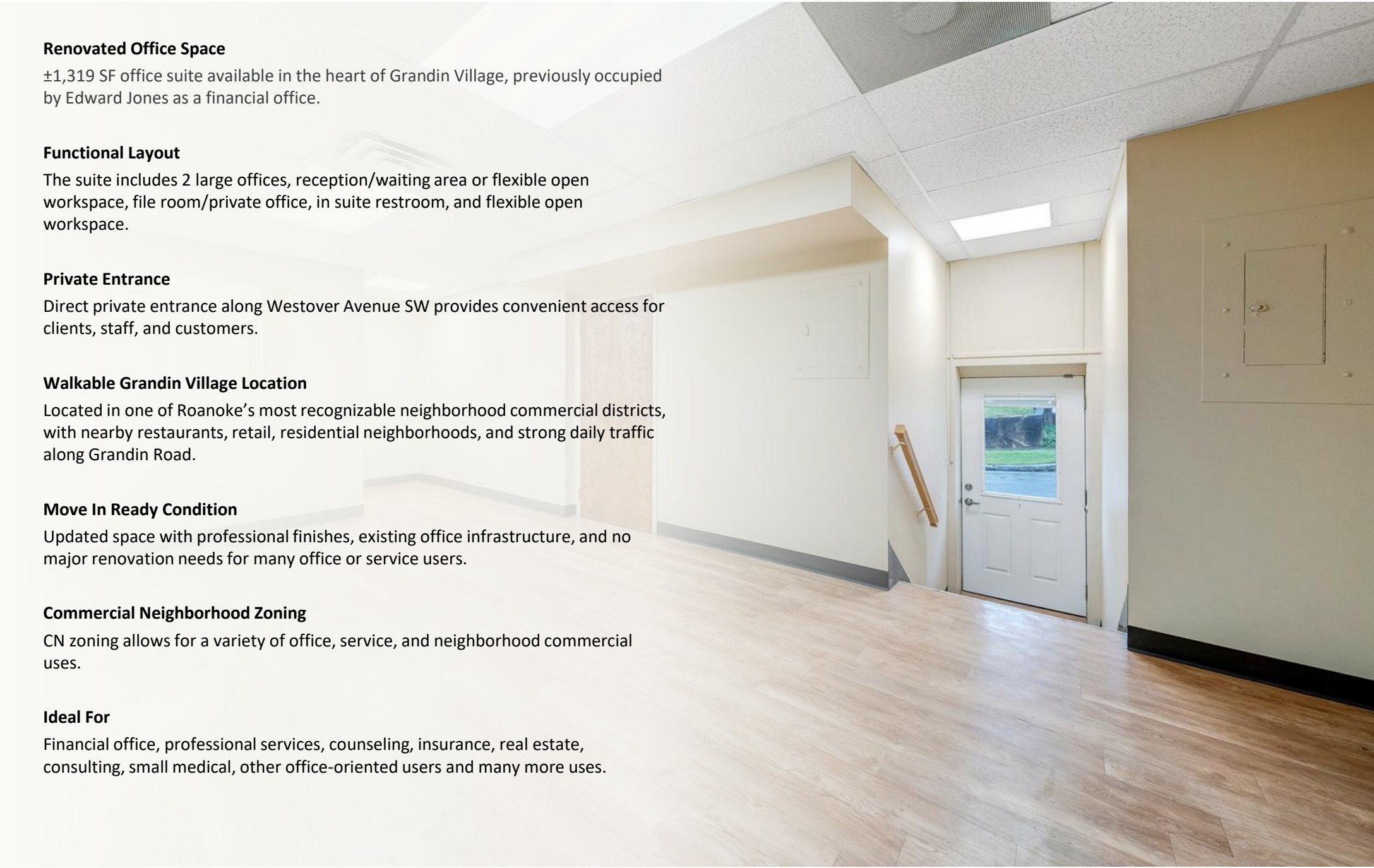
Updated space with professional finishes, existing office infrastructure, and no major renovation needs for many office or service users.

## Commercial Neighborhood Zoning

CN zoning allows for a variety of office, service, and neighborhood commercial uses.

## Ideal For

Financial office, professional services, counseling, insurance, real estate, consulting, small medical, other office-oriented users and many more uses.

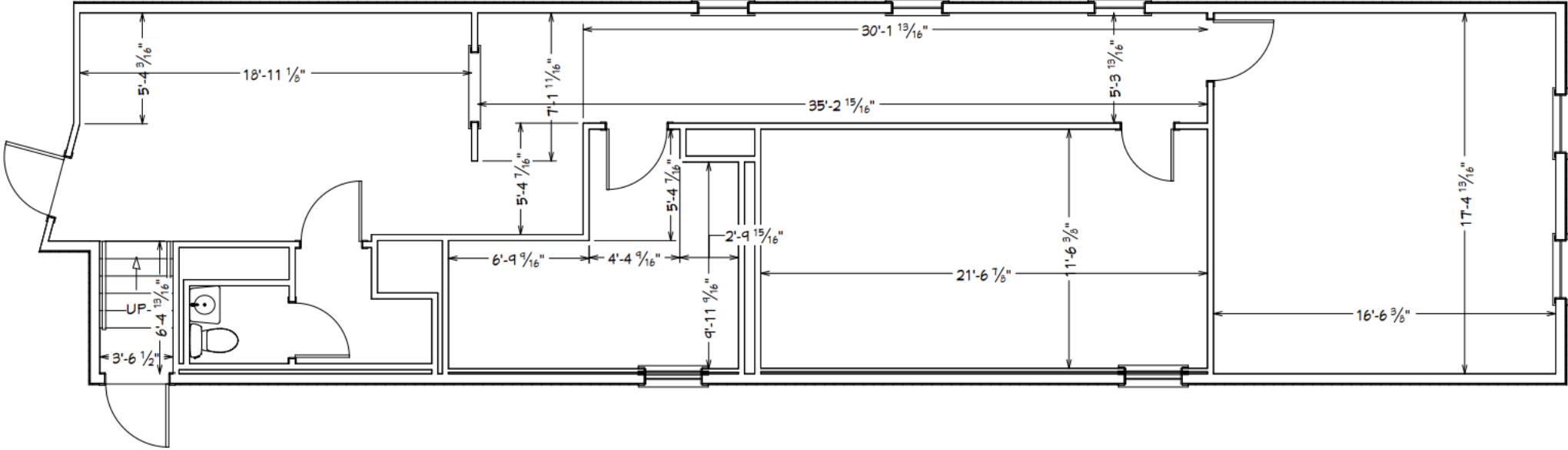


# Suite Overview

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Lease Terms	
Lease Rate	\$15.25/SF/Yr
Monthly Rent	±\$1,779 per month
Lease Structure	Modified Gross
Tenant Responsibilities	Water, electricity, interior suite maintenance, phone, internet, and business specific services
Landlord Responsibilities	Real estate taxes, property insurance, and common area maintenance

THIS DRAWING IS NOT AN ARCHITECTURAL RENDERING IT IS FOR THE SOLE PURPOSE OF SHOWING THE APPROXIMATE EXISTING FLOOR PLAN AND ITS APPROXIMATE DIMENSIONS.



# Property Photos

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# DEMOGRAPHICS



**158,951**

5 MILE POPULATION



**\$90,507**

1 MILE AVERAGE HOUSEHOLD INCOME



**188,284**

5 MILE DAYTIME POPULATION

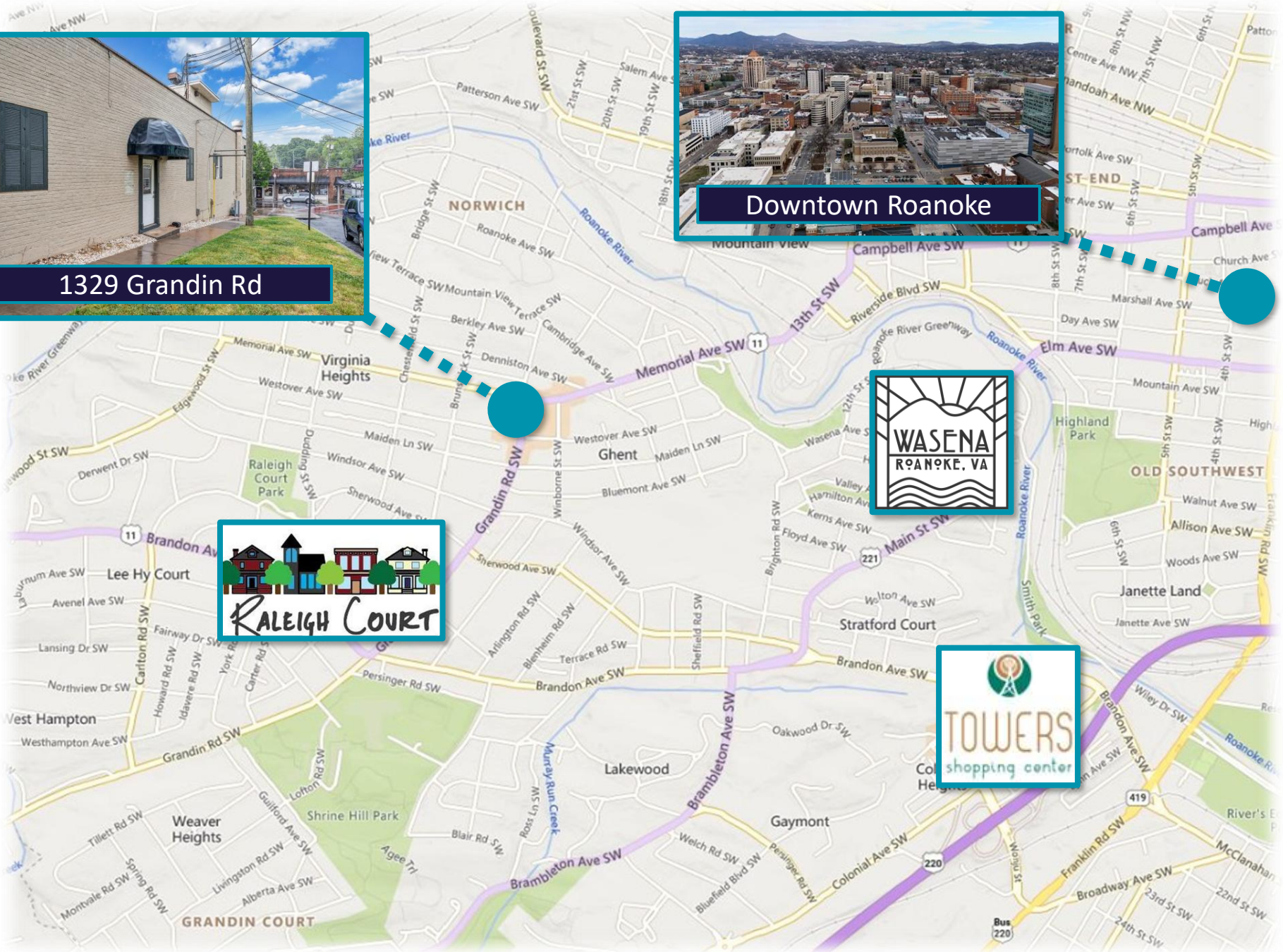


**69,496**

5 MILE # HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
Estimated Population	10,895	76,239	158,951
# Households	5,009	34,670	69,496
Education Bachelors & Above	42.3%	35.1%	33.5%
Average Household Income	\$90,507	\$85,741	\$89,336
Daytime Population	7,431	106,712	188,284
Median Age	40.0	40.3	41.2

# Location Map



# LOCATION AERIAL



VIRGINIA HEIGHT SCHOOL

ROANOKE CO-OP

1329 Grandin Rd SW

Grandin Theater

SCRATCH BISCUIT COMPANY

CARDINAL BICYCLE

Village Grill

Grandin Village Apartments

# GRANDIN VILLAGE

Welcome to historic Grandin Village!

Grandin Village is one of Roanoke's most distinctive neighborhood commercial districts, offering the rare combination of historic character, walkable amenities, local businesses, and surrounding residential density. Centered around the intersection of Grandin Road and Memorial Avenue, the Village has long served as a community gathering place for Southwest Roanoke, blending everyday convenience with a creative, locally driven atmosphere.

Listed on the National Register of Historic Places, Grandin Village is recognized as one of Roanoke's best examples of a mixed-use urban village. Its streetscape is defined by historic architecture, independent retailers, restaurants, community events, and the iconic Grandin Theatre, a restored 1932 Art Deco cinema that remains one of the area's most recognizable cultural landmarks.

The area captures the essence of a true live work neighborhood. Residents can walk from nearby homes to coffee shops, restaurants, offices, fitness, entertainment, and daily services, while businesses benefit from consistent neighborhood traffic and a loyal local customer base. Grandin Village's appeal comes from its authenticity. It is not a manufactured retail center, but an established community district with history, personality, and a strong sense of place.

The surrounding neighborhoods of Raleigh Court, Virginia Heights, Wasena, and Grandin Court further strengthen the location, creating a built-in customer base and a highly connected urban village environment. With nearby access to the Roanoke River Greenway, Wasena Park, Towers Shopping Center, Downtown Roanoke, and major employment centers, Grandin Village offers a unique blend of neighborhood charm, lifestyle amenities, and citywide connectivity.

For office, service, retail, and neighborhood-oriented users, Grandin Village provides more than a location. It offers a recognizable identity, a walkable setting, and a community centered environment that continues to be one of Roanoke's most beloved and enduring commercial districts.



## CONTACT INFORMATION:

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