

909 13TH ST (1.03 ACRES)

909 13TH ST ROANOKE, VA 24013



OFFERING SUMMARY

Sale Price: \$795,000

Available SF:

Lot Size: 1.03 Acres

Price / SF: \$17.72

PROPERTY OVERVIEW

3 adjacent lots on 13th street combine to provide a 1.03 acre parcel that is at the corner of 13th and Jamison. Zoned CN - Commercial Neighborhood. Corner location at a traffic light. 25,000 traffic count. Utilities are available at site. Level lots. Lots of foot traffic.

Located at the corner of 13th Street and Jamison Avenue, this property is just a short distance from I-581. High visibility and high traffic count.

PROPERTY HIGHLIGHTS



TRENT WEAVER

Sales & Leasing Advisor
540.204.4935
tweaver@pocronk.com

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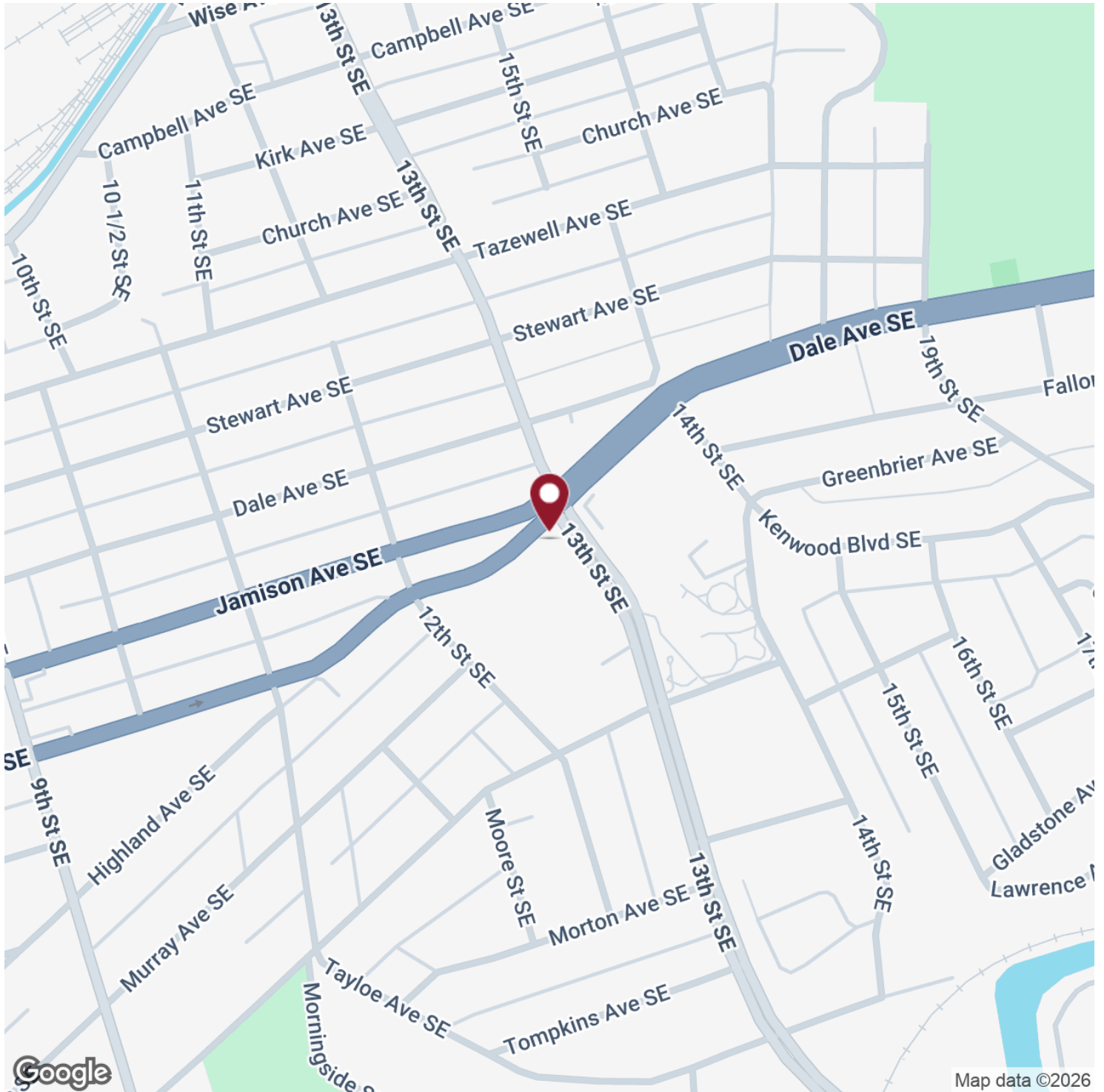
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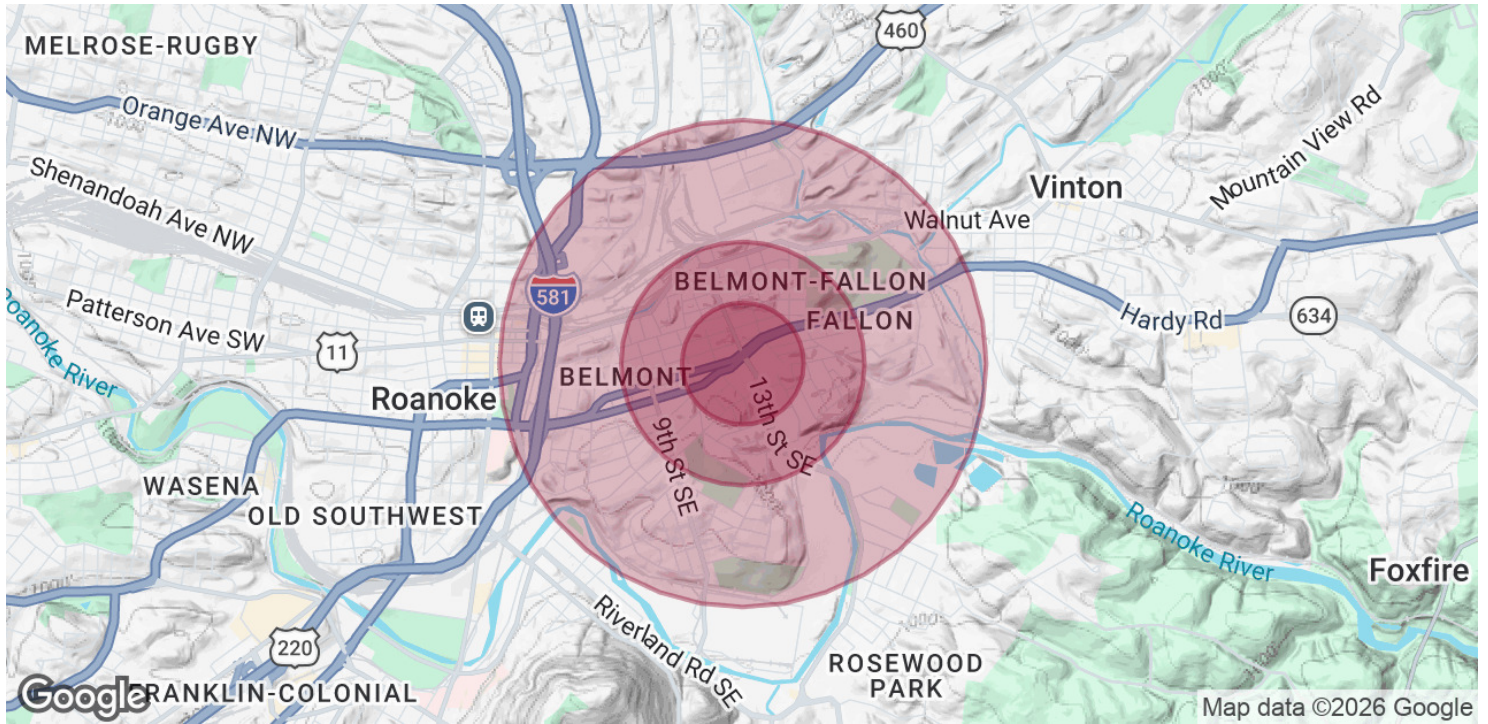


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	946	3,588	9,269
Average Age	37.3	33.3	34.1
Average Age (Male)	36.2	33.0	32.5
Average Age (Female)	40.5	35.3	36.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	403	1,407	3,943
# of Persons per HH	2.3	2.6	2.4
Average HH Income	\$47,337	\$44,224	\$46,115
Average House Value	\$77,913	\$78,217	\$129,534

2020 American Community Survey (ACS)



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