

VALLEY VIEW STATION

4750 VALLEY VIEW BLVD NW ROANOKE, VA 24012



OFFERING SUMMARY

Available SF: 2,919 SF

Lease Rate: Negotiable

Lot Size: 2.64 Acres

Year Built: 2000

Building Size: 28,078 SF

Zoning: CG

PROPERTY OVERVIEW

Presented for lease by Nick Henritze and Will Henritze of Poe & Cronk Real Estate Group - 4750 Valley View Blvd, Suite 60, offers 2,919 square feet of prime retail space within the greater Valley View commercial corridor. The space features an open showroom in the front allowing for a variety of retail or service oriented business to customize the suite to their needs. In the back, there are 2 accessible bathrooms, a storage room, and a rear entrance reserved for employees. The property is equipped with plenty of parking and also offers signage opportunities on the building. Possibility to expand into 4,236 SF if needed as well.

PROPERTY HIGHLIGHTS

- Co tenants include Rack Room Shoes, AT&T, Geico, Sun Tan City, Vitamin Shoppe, Ace Dash Express, Pearl Vision, and Ubreakifix.
- Prime retail space
- Ample parking
- Signage opportunities
- High-traffic area
- Located within Valley View commercial corridor



NICK HENRITZE

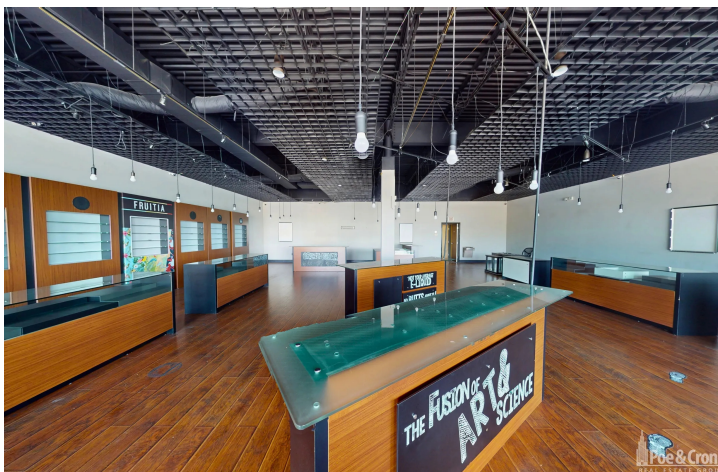
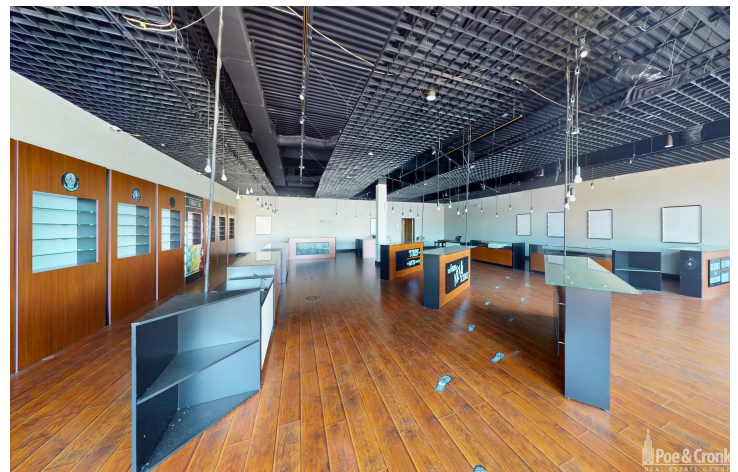
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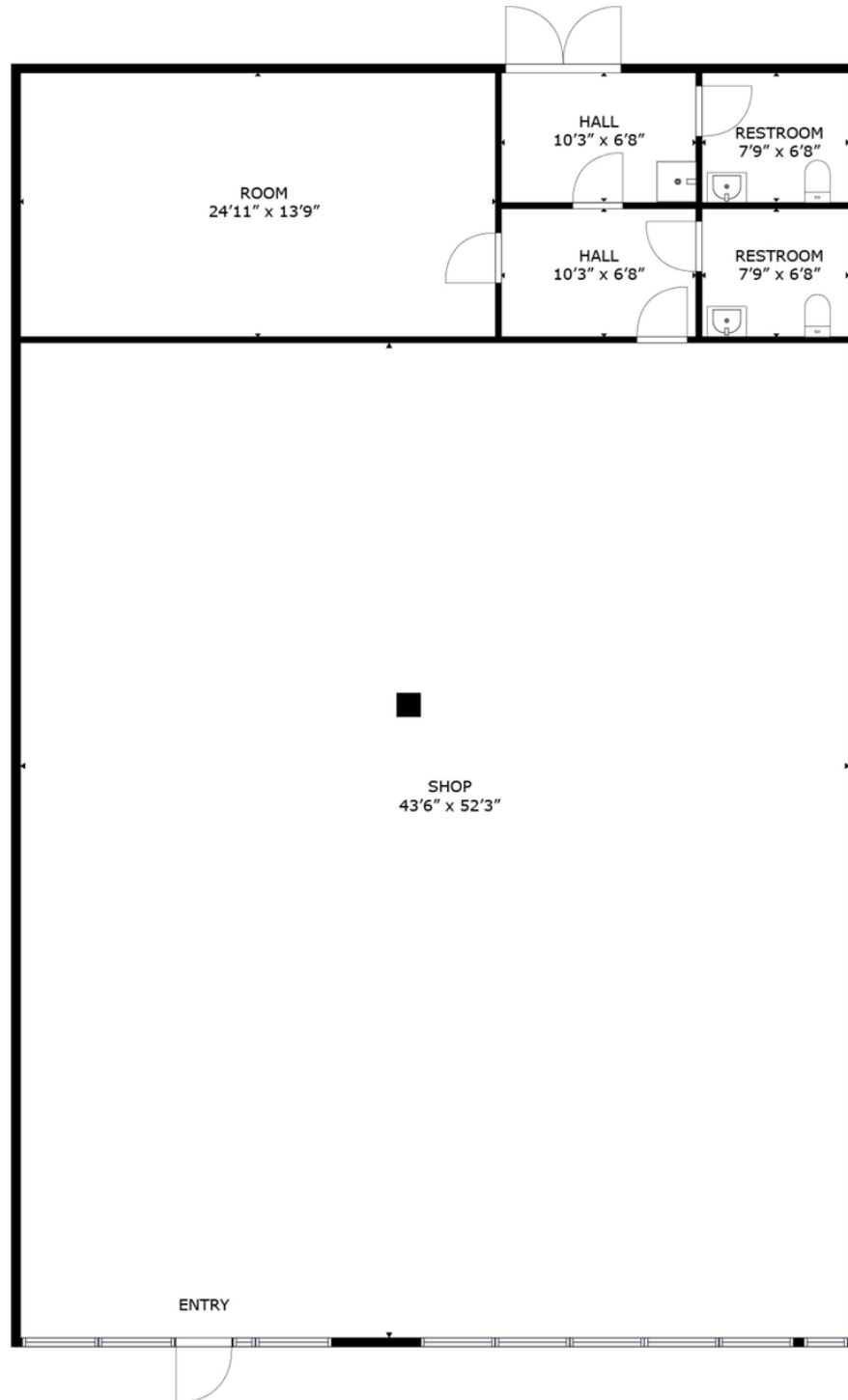
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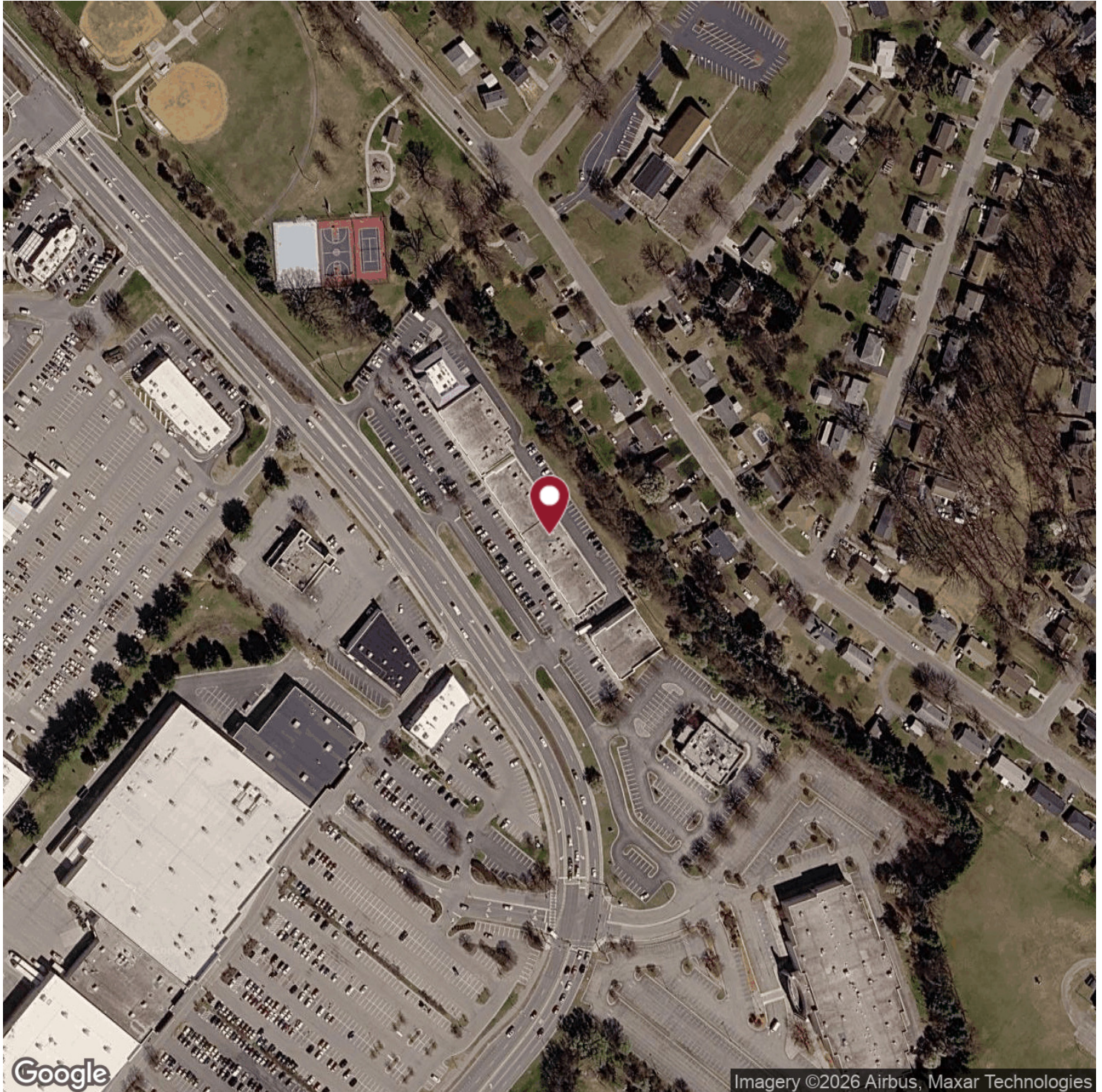
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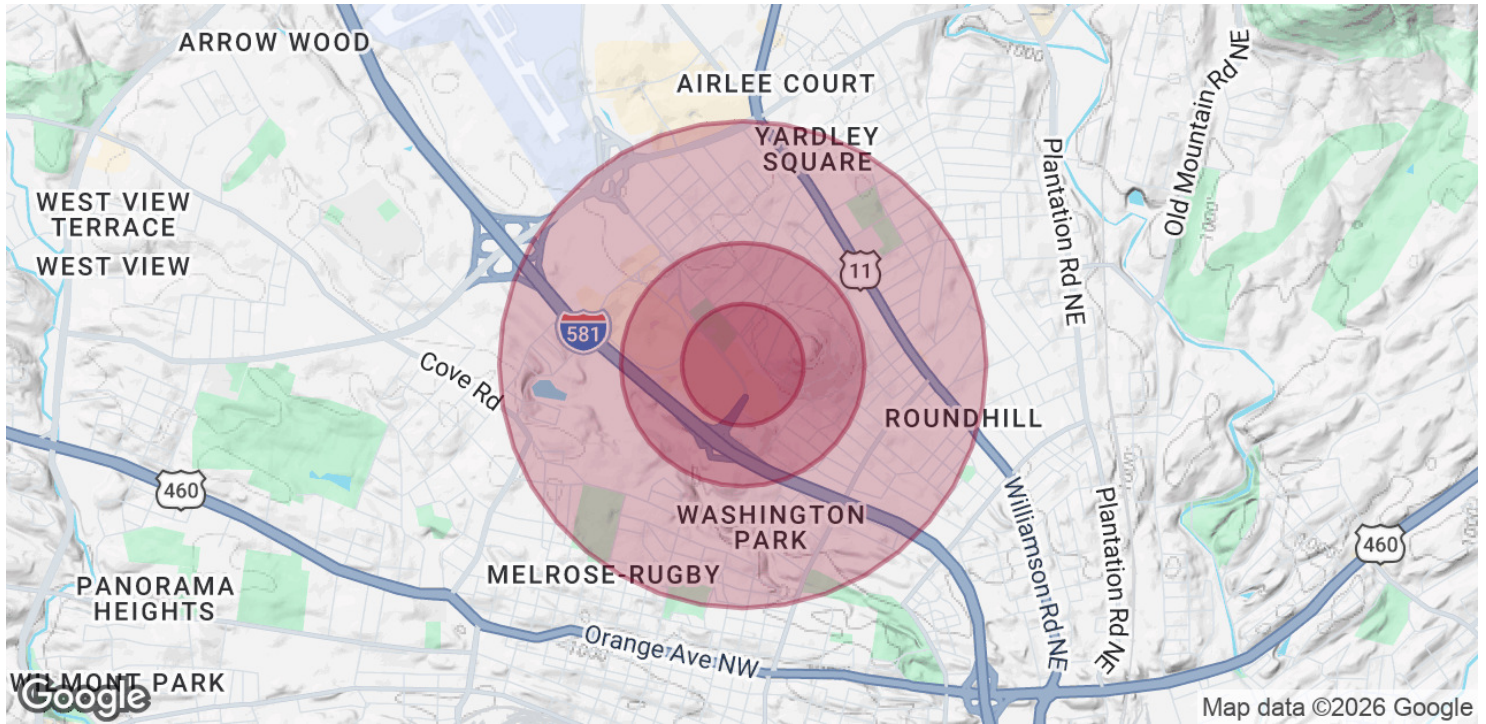
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	397	1,974	9,161
Average Age	29.8	31.1	37.5
Average Age (Male)	26.9	28.9	36.4
Average Age (Female)	31.3	32.0	38.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	166	803	3,670
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$74,362	\$70,090	\$61,016
Average House Value	\$177,383	\$161,654	\$141,418

2023 American Community Survey (ACS)



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