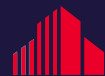


Duplex Apartments For Sale

ROANOKE, VIRGINIA



INVESTMENT OPPORTUNITY IN SOUTH ROANOKE NEIGHBORHOOD



CUSHMAN &
WAKEFIELD

THALHIMER

2531 & 2533 STEPHENSON AVE

Investment Highlights

- 3,232 SF Duplex located in prestigious South Roanoke neighborhood
- Situated on 0.1588 Acres
- Built in 1984
- 2 Stories



2217 & 2219 CAROLINA AVE

Investment Highlights

- 1,890 SF Duplex located in prestigious South Roanoke neighborhood
- Situated on 0.1381 Acres
- Built in 1974
- 2 Stories



LOCATION AERIAL



CUSHMAN &
WAKEFIELD

THALHIMER



The Market

ROANOKE

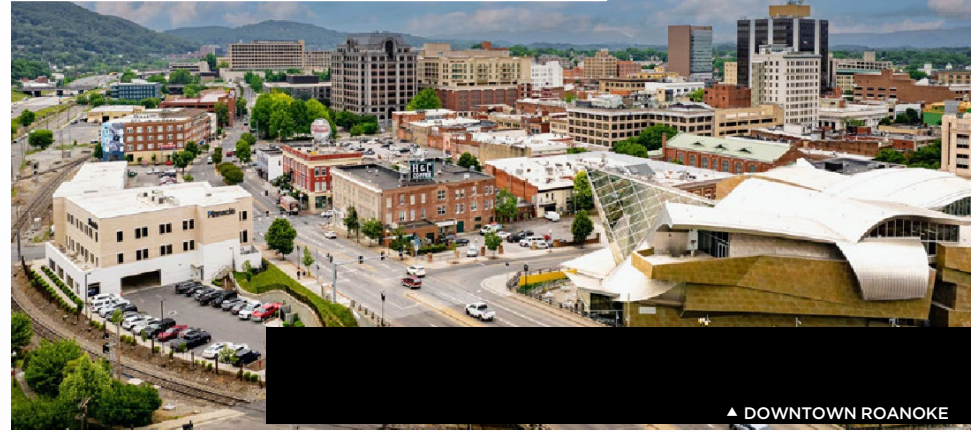
Roanoke, Virginia, offers a dynamic economy, a skilled workforce, and a strategic location in the Blue Ridge Mountains with easy access to major transportation routes. As the largest metro in Western Virginia, Roanoke is a hub for business, innovation, and development.

Key industries include advanced manufacturing, life sciences, healthcare, transportation, and technology. Over 15,000 people work in 270+ manufacturing firms, while nearly 41,000 are employed across 300 life sciences companies, a sector projected to grow 7% by 2029. Major employers such as Carilion Clinic, Norfolk Southern Railway, DHL, and Apex Clean Energy fuel economic stability and real estate demand.

A standout asset is the Fralin Biomedical Research Institute at VTC, a cutting-edge facility advancing neuroscience, cancer, and cardiovascular research. Its presence, alongside top-tier medical centers like Carilion Clinic and HCA Virginia-LewisGale, solidifies Roanoke as a healthcare and research hub.

The region benefits from strong workforce development programs led by Virginia Western Community College, The Roanoke Regional Workforce Development Board, and The Virginia Career Works Center. Collaborations with organizations like The Roanoke-Blacksburg Technology Council ensure a steady talent pipeline. Within a 60-mile radius, 25 colleges and universities further bolster the workforce.

Named one of USA Today's "5 Best Cities to Move to in the South," Roanoke blends innovation, culture, and natural beauty with a low cost of living and high quality of life. With strong infrastructure and a thriving economy, Roanoke presents prime opportunities for residential, commercial, and industrial investment.



▲ DOWNTOWN ROANOKE



▲ ROANOKE STAR



▲ DOWNTOWN MARKET CENTER





The Roanoke Region is economically diverse, providing excellent market access and the infrastructure and resources to attract a range of industries, coupled with a low cost of living and doing business as well as unparalleled outdoor amenities. The City of Roanoke is a hub for financial, health care, logistics, legal, and manufacturing for all of western Virginia. The region's diversified economy includes major operations in banking, insurance, advanced manufacturing, and automotive suppliers. Roanoke is home to one of Virginia's largest healthcare systems, Carilion Clinic, and the Fralin Biomedical Research Institute.



331,319
POPULATION



162,400
LABOR
FORCE



\$57,362
MEDIAN HH
INCOME



138,706
TOTAL HOUSING UNITS



38.8%
ASSOCIATE
DEGREE OR
HIGHER

MAJOR ATTRACTIONS

- Foot Levelers Blue Ridge Marathon (America's toughest Road Marathon)
- Down by Downtown Music Festival
- Banff Mountain Film Festival & Expo
- Taubman Museum of Art
- Smith Mountain Lake & State Park
- Science Museum of Western Virginia
- Blue Ridge Mountain & Appalachian Trail access
- Natural Bridge State Park

MAJOR EMPLOYERS

- **10,000+ EMPLOYEES**
 - Carilion Clinic
- **1,000 – 3,000 EMPLOYEES**
 - Wells Fargo Bank
 - HCA Health Systems
 - Kroger
 - Walmart
 - Advance Auto
 - Ply Gem Windows
 - WestRock
 - UPS
 - Altec Industries

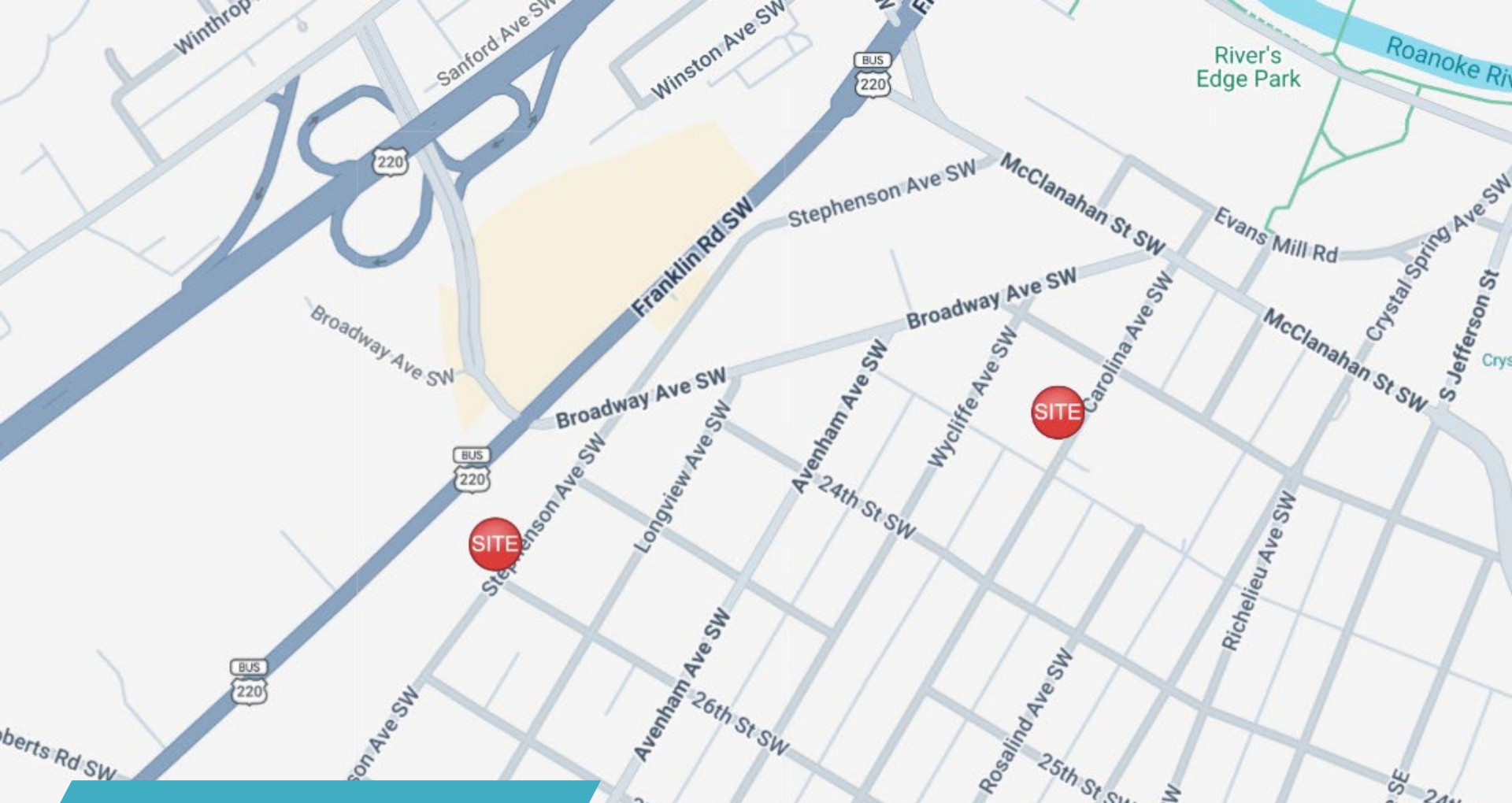
COLLEGES & UNIVERSITIES

- **Hollins College**
 - 713 undergrad
- **Roanoke College**
 - 1,883 undergrad
- **Virginia Western Community College**
 - 1,633 undergrad

HOSPITALS

- **Carilion Roanoke Memorial Hospital & Carilion Franklin Memorial Hospital**
- **HCA Virginia Health System**
 - LewisGale Medical Center
 - LewisGale Hospital Alleghany





FOR MORE INFORMATION, CONTACT:

BOYD JOHNSON

Vice President

+1 540 767 3002

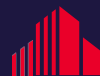
boyd.johnson@thalhimer.com

THALHIMER

310 First Street, Suite 300

Roanoke, VA 24011

thalhimer.com



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