

1930 VALLEY VIEW BOULEVARD NW

1930 VALLEY VIEW BOULEVARD NW ROANOKE, VA 24012



OFFERING SUMMARY

Sale Price: \$1,350,000

Lot Size: 1.02 Acres

Zoning: CLS

Price / SF: \$30.38

PROPERTY OVERVIEW

Presented by Stephen Pendergrass, Nick Henritze, and Will Henritze of Poe & Cronk Real Estate Group - 1930 Valley View Blvd is a flat graded pad accessible to Valley View Ave and Valley view Blvd via a parking area serving DSW and adjacent retailers. The parcel includes parking and paved access to the rear of the neighboring parcels. The parcel could accommodate inline retail as well as drive through / QSR users.

The 1.02 acre site sits adjacent to major national retailers, restaurants, hotels, and the Valley View Mall, benefiting from strong daily traffic counts and a regional consumer draw from Southwest Virginia. The property's position is good for users seeking visibility and convenient access.

The property is also offered as a ground lease opportunity.

PROPERTY HIGHLIGHTS

- 1.02 Acres
- Strong Regional Connectivity
- Sale or Ground Lease Opportunity
- Located in Valley View Retail Corridor



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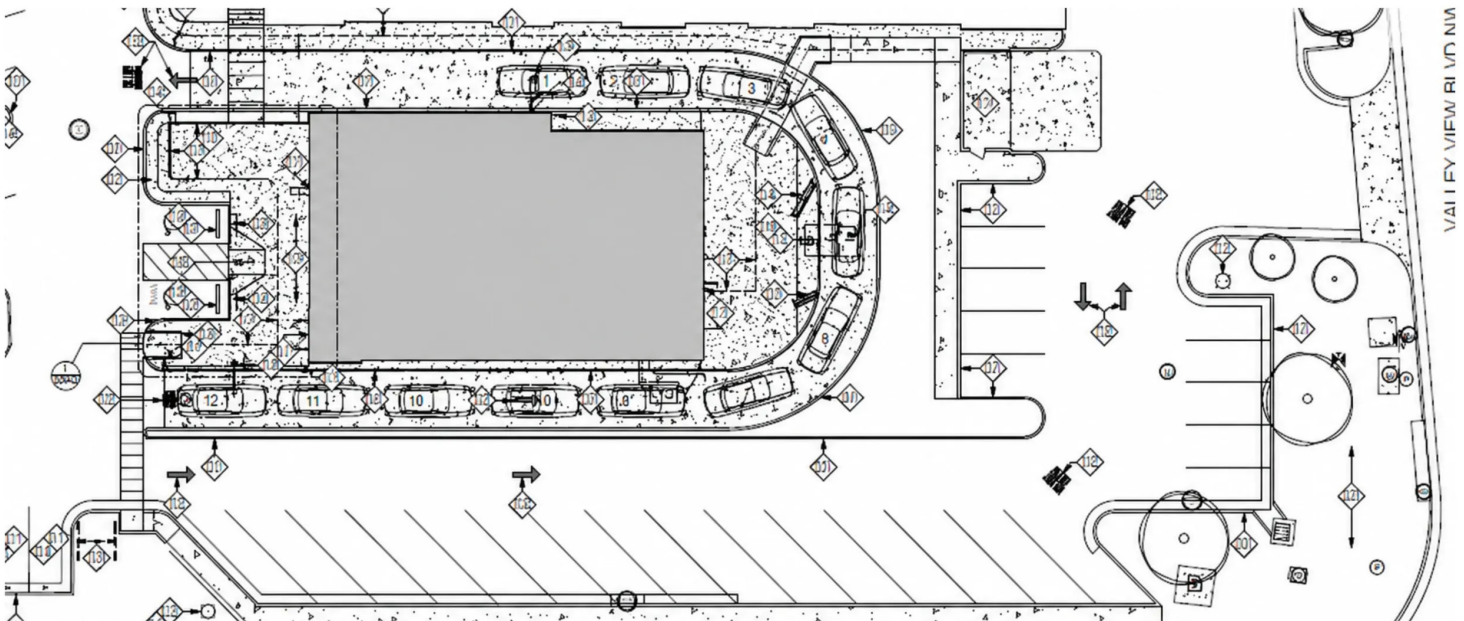
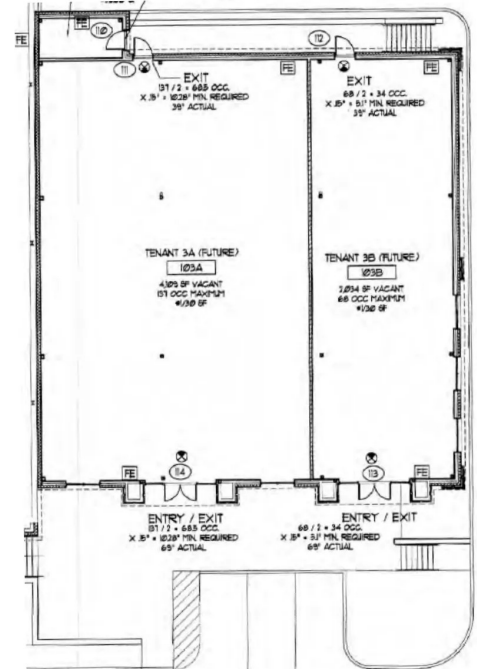
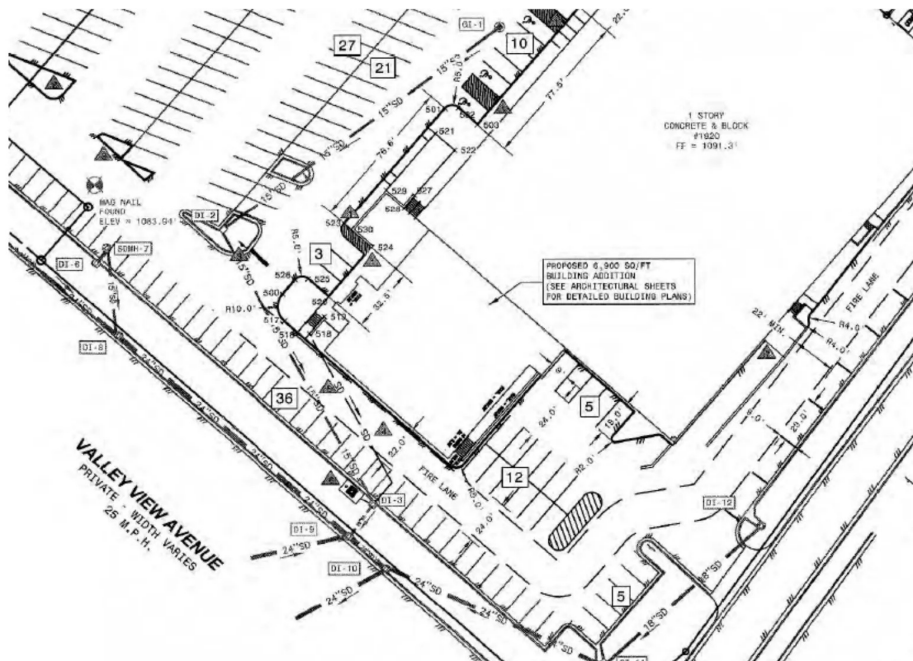
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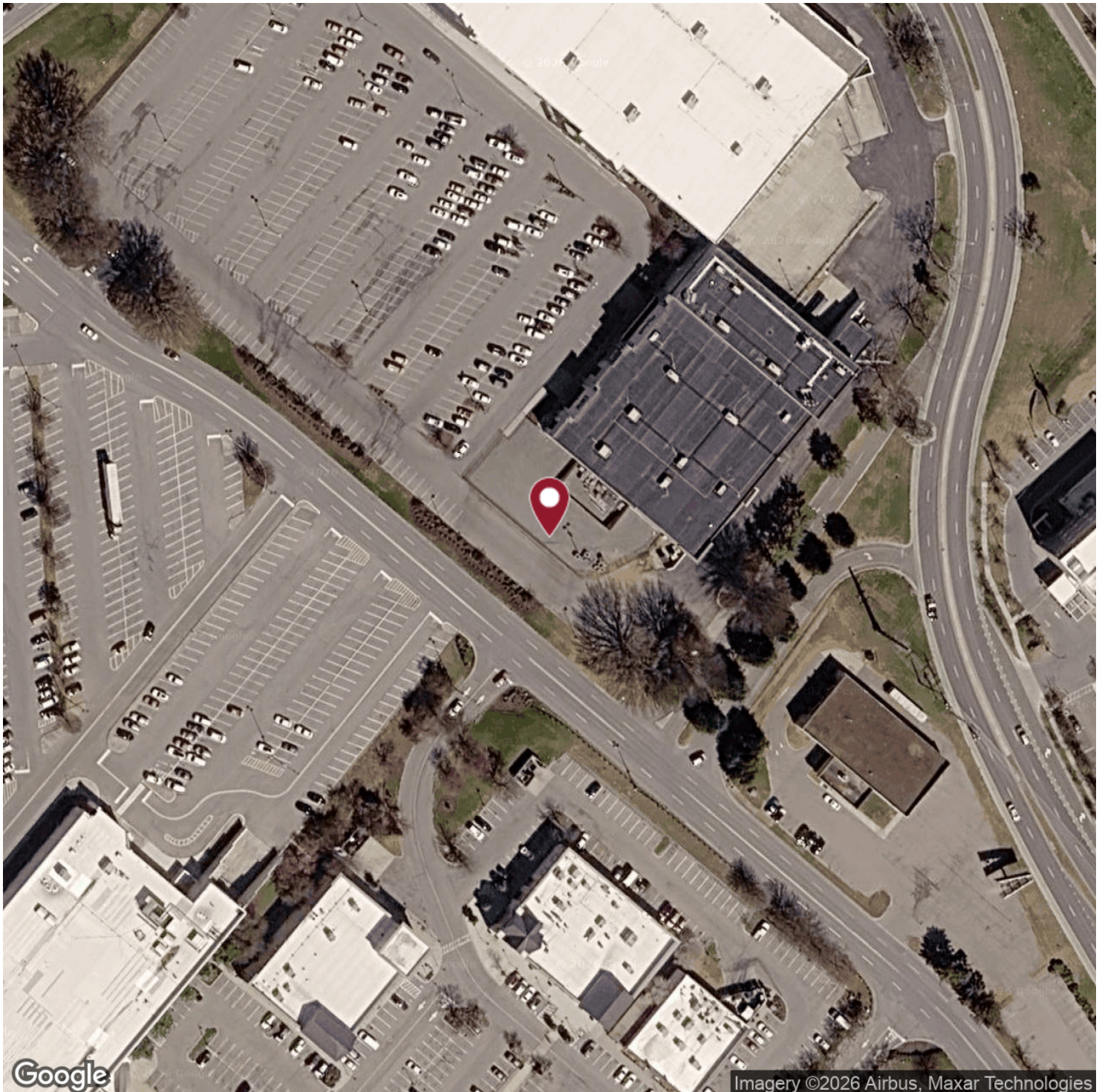
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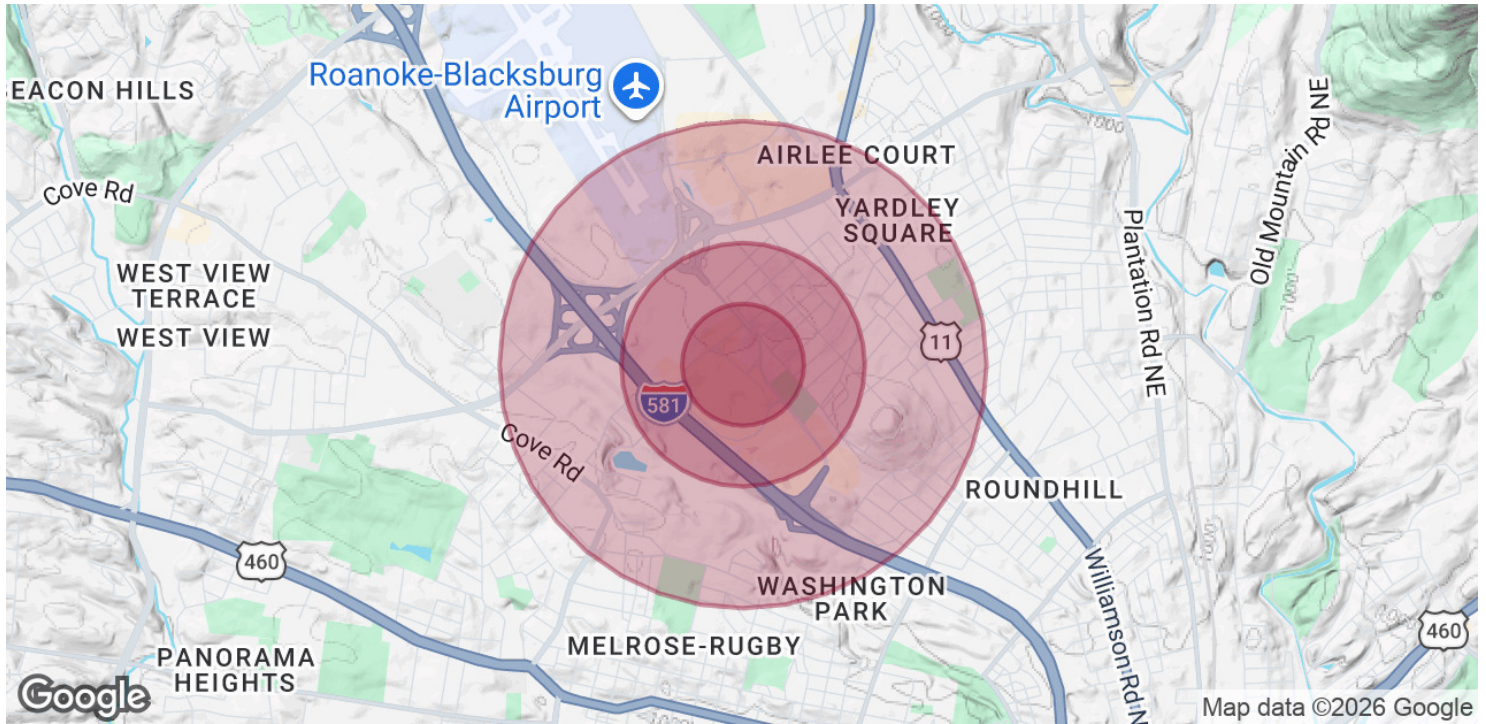
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	88	814	6,804
Average Age	37.5	35.1	35.8
Average Age (Male)	36.9	33.6	37.7
Average Age (Female)	45.9	37.7	34.1

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	53	394	2,829
# of Persons per HH	1.7	2.1	2.4
Average HH Income	\$70,738	\$67,663	\$62,155
Average House Value	\$137,661	\$151,229	\$143,676

2023 American Community Survey (ACS)



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