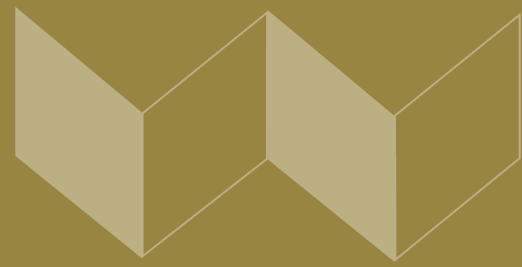


22 Campbell Ave SE, Roanoke, VA 24011

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Accessible and highly visible
- Available for new occupancy September 1, 2026
- Modern design and airy ambience
- Suits a variety of retail concepts

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (MG)
Available SF:	1,632 SF
Lot Size:	0.05 Acres
Building Size:	4,400 SF

PROPERTY DESCRIPTION

This lovely space is set quite literally in the center of bustling Downtown Roanoke, home to more than 900 businesses and 2600 residents. 22 Campbell Avenue SE is accessible, highly visible, and is available for new occupancy September 1, 2026. This versatile, fully sprinklered, street-level storefront features modern design elements, expansive windows that bring in natural light, and high ceilings that create an open and airy ambience. With its favorable Downtown zoning, flexible layout, private restroom, and ample square footage, this property suits a variety of retail or street retail concepts.

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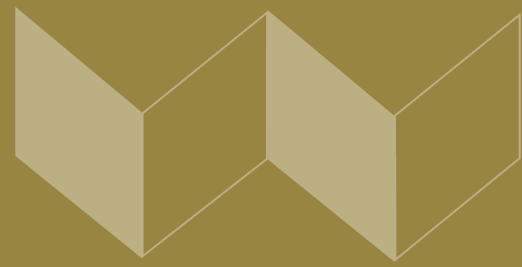
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DOWNTOWN ROANOKE



LOCATION, LOCATION, LOCATION

Immersed in a walkable array of local restaurant, retail, and cultural venues, 22 Campbell Avenue's central position in the Historic Roanoke City Market area amplifies its intrinsic curb appeal. Notable nearby destinations include Frankie Rowland's Steakhouse, Alexander's, a variety of ethnic cuisines, breweries, independent galleries, The City Market Building, The Taubman Museum of Art, and Elmwood Park.

Immediately across the street lies the iconic Center In the Square, home to the Mill Mountain Theatre, The Science Museum of Western Virginia, Kids Square, Six and Sky Roof Top Grille and other attractions.

A few paces beyond Center in the Square, the vendors of the beloved Farmers Market line the covered walkway of Market Street to offer locally grown fruits, vegetables, flowers, plants, meats, cheeses, baked goods, and hand-crafted items.

From every direction, a pulsing, vital Downtown Roanoke ecosystem beckons and promises to support 22 Campbell Avenue's next business resident.



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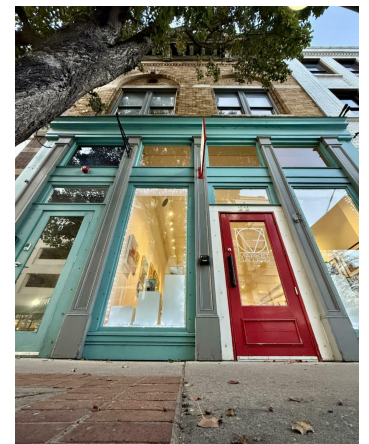
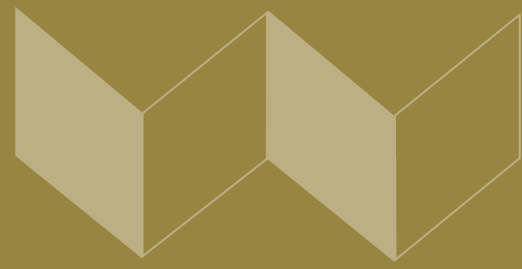
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PHOTOS



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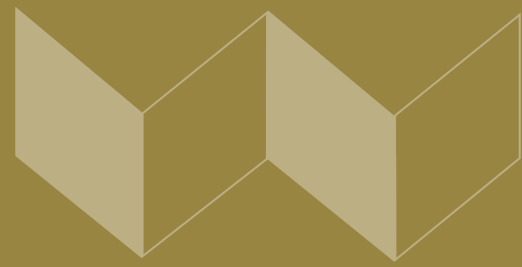
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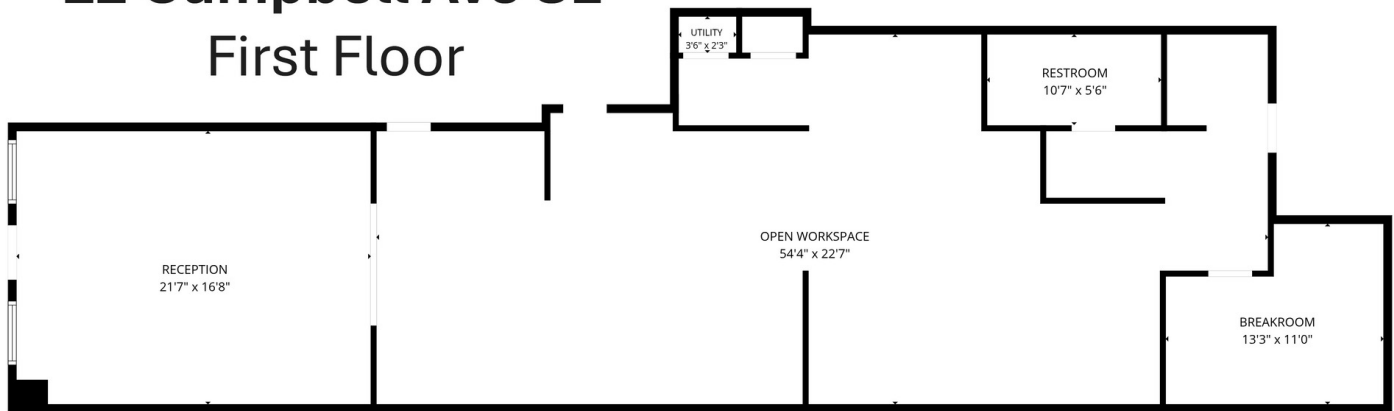


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FLOORPLAN



22 Campbell Ave SE First Floor



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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AREA HIGHLIGHTS



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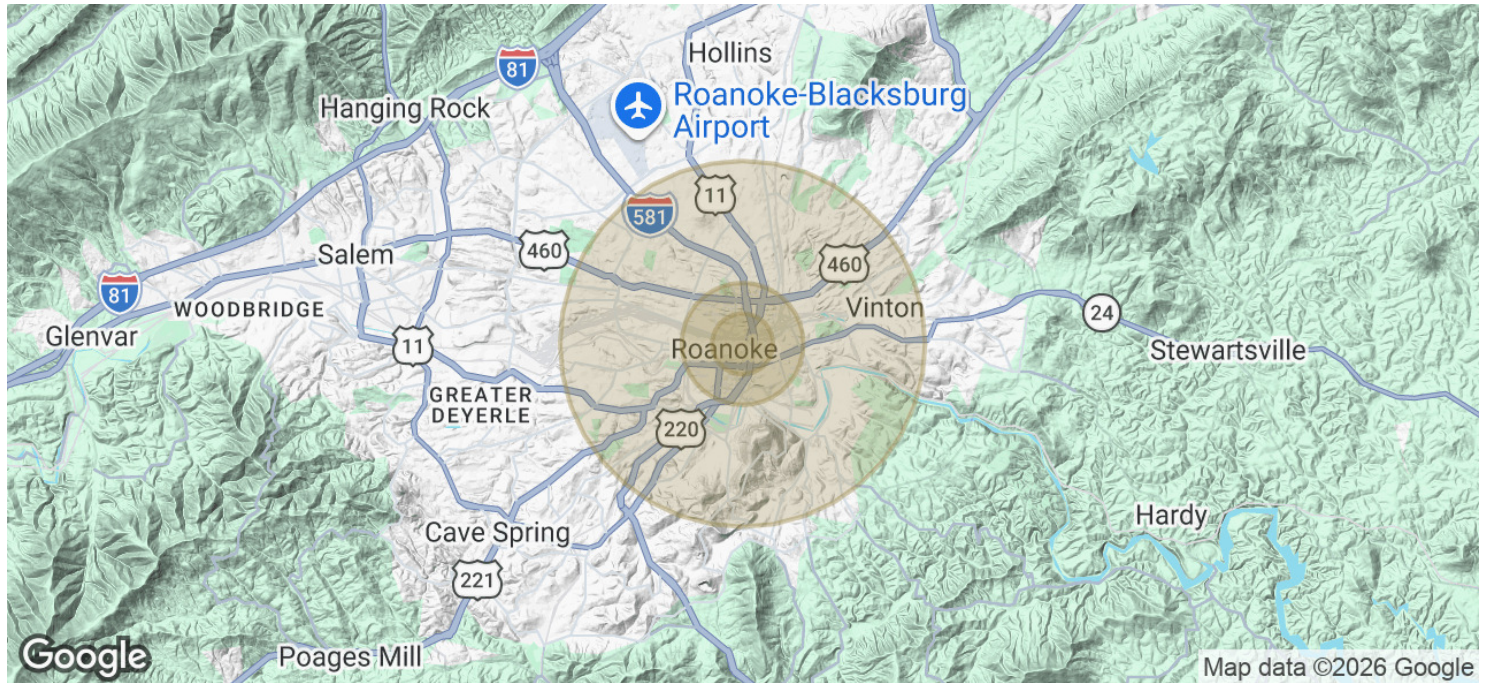
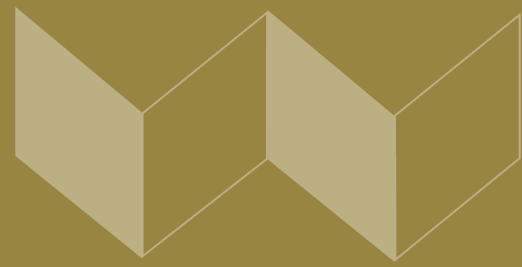
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DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	3,181	12,697	72,368
Average Age	28.5	34.7	37.2
Average Age (Male)	28.9	33.2	35.6
Average Age (Female)	30.5	38.3	38.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,572	5,705	31,736
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$76,514	\$68,587	\$76,991
Average House Value	\$273,759	\$163,874	\$210,663

2023 American Community Survey (ACS)

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