

OFFICE SPACE

1585 Roanoke Rd | Daleville, VA 24083



JOHNSON | KELLEY
COMMERCIAL REAL ESTATE



VIRGINIA RESIDENTIAL &
COMMERCIAL PROPERTIES
WWW.VRCPROPERTIES.COM

Former chiropractic office

- 5 private offices

- Coming Available

- \$26 PSF

- 2nd gen retail/office space



2nd Generation Office Space • Medical use layout

LET'S CONNECT

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JOIN NEARBY TENANTS

LONG & FOSTER
REAL ESTATE

JAMISON
PLAN • DESIGN • BUILD

Kaiser
ORTHODONTICS
Dr. Paul C. Kaiser, Ltd

Edward Jones





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ROANOKE RD - 28,000 VPD



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AVAILABLE

BUSINESS SUMMARY	5-MINUTE DRIVE TIME	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME
Total Businesses	232	776	2,136
Total Employees	2,746	10,319	30,808
Total Population	3,262	14,203	60,358
Employee/Population Ratio (per 100 Residents)	84	73	51

NEW BELGIUM BREWING

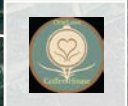
DALEVILLE TOWNE CENTER

220

81

(42,000 VPD)

ORCHARD MARKETPLACE



1585 ROANOKE RD

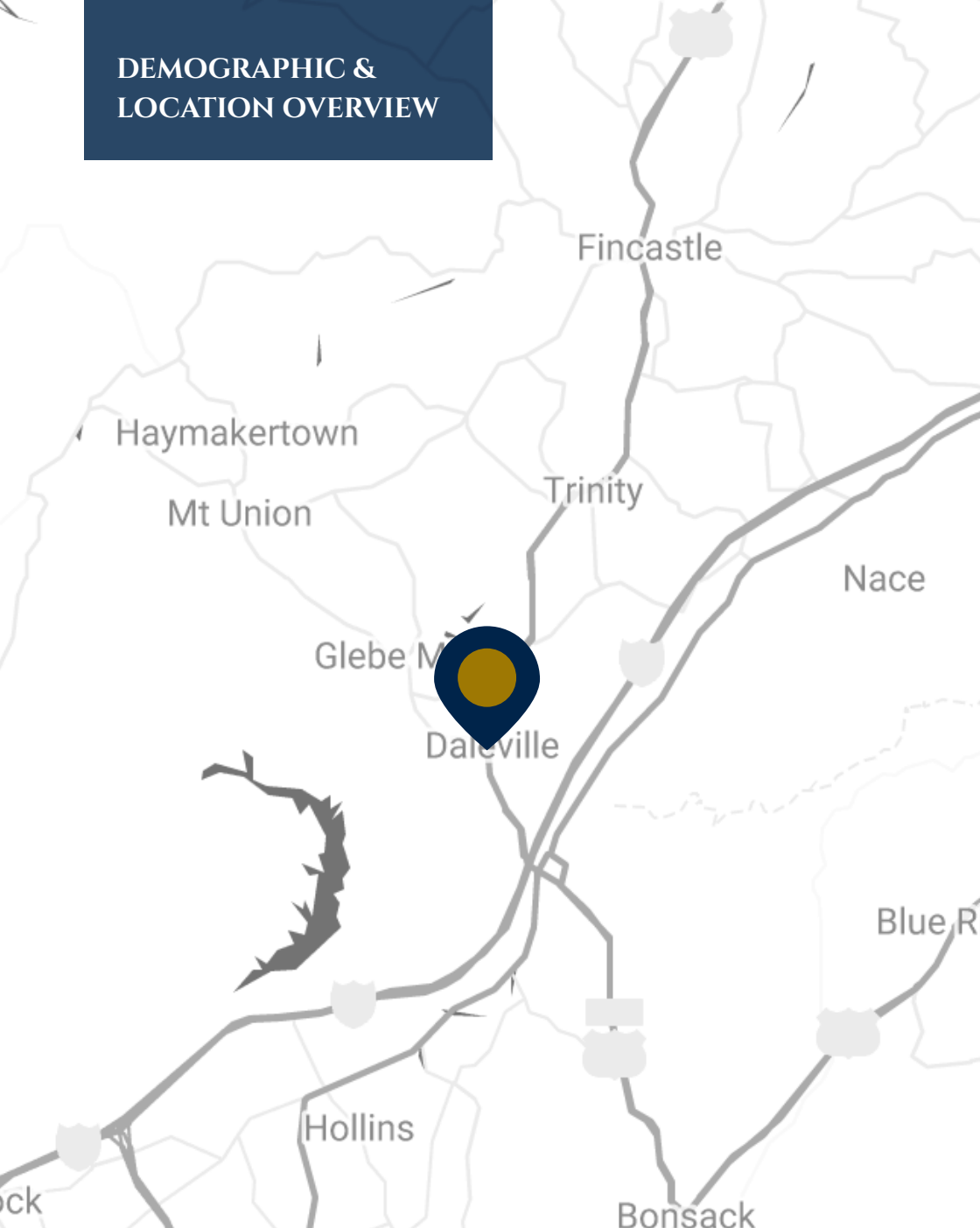
81

220

(23,000 VPD)

DEMOGRAPHIC & LOCATION OVERVIEW

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2024 SUMMARY	5-MINUTE DRIVE TIME	10-MINUTE DRIVE TIME	15-MINUTE DRIVE TIME
Population	3,262	14,203	60,358
Average Household Size	2.24	2.43	2.38
Median Age	53.2	47.6	44.0
Average Household Income	\$146,578	\$122,886	\$93,788

2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,465	14,444	60,909
Average Household Size	2.23	2.41	2.37
Median Age	53.9	48.1	44.7
Average Household Income	\$165,502	\$141,255	\$107,423



60,358

total population within 15-minute drive time



\$146,578

avg. household income within 5-minute drive time

This well-established retail and dining hub serves a thriving and affluent residential community. With strong household incomes and easy access to major roadways, the area experiences high consumer activity, making it a prime destination for businesses and retailers.