



Investors
REAL ESTATE PARTNERS

**FOR
LEASE**

3312 Cove Rd | Roanoke, VA, 24017

INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



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PROPERTY DESCRIPTION 3312 COVE RD | ROANOKE, VA, 24017

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Total Parcel Area:	±0.70 Acres
Building Area:	±30,687 SF
Zoning:	CG
Market:	Roanoke
Lease Rate:	\$12-24
Space Available:	315 - 1,900 SF
Lease Type:	MG / Full Service

PROPERTY HIGHLIGHTS

- Multi-Tenant Retail / Service Property
- High-Visibility Location Along Cove Road
- Flexible Suite Layouts
- Large Open Floor Areas Available
- Ample On-Site Parking
- Convenient Access to Major Corridors



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FORMER PAWN SHOP | ±1,900 SF REAR SPACE

\$2,000/MONTH | \$2,400/MONTH W/ GARAGE | MODIFIED GROSS

This ±1,900 SF space offers a flexible open layout with rear access, previously used as a pawn shop. The suite is well suited for retail, showroom, or service users needing additional storage or operational space, with the option to include an attached garage for added functionality.

- ±1,900 SF Available
- Large Open Layout
- Rear Entrance Access
- Attached Garage Option
- Flexible Use Space
- Storage / Operational Area
- Former Pawn Shop



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BARBER SHOP / SALON | ±315 SF REAR SPACE

\$1,000/MONTH | FULL SERVICE

This ±315 SF space is ideal for a barber shop, salon, or small service-oriented user seeking an efficient and affordable footprint with direct access and strong visibility.

- Ideal Barber Shop
- Compact Efficient Layout
- Service-Oriented Space
- Affordable Lease Rate
- Direct Storefront Access
- High Visibility Location



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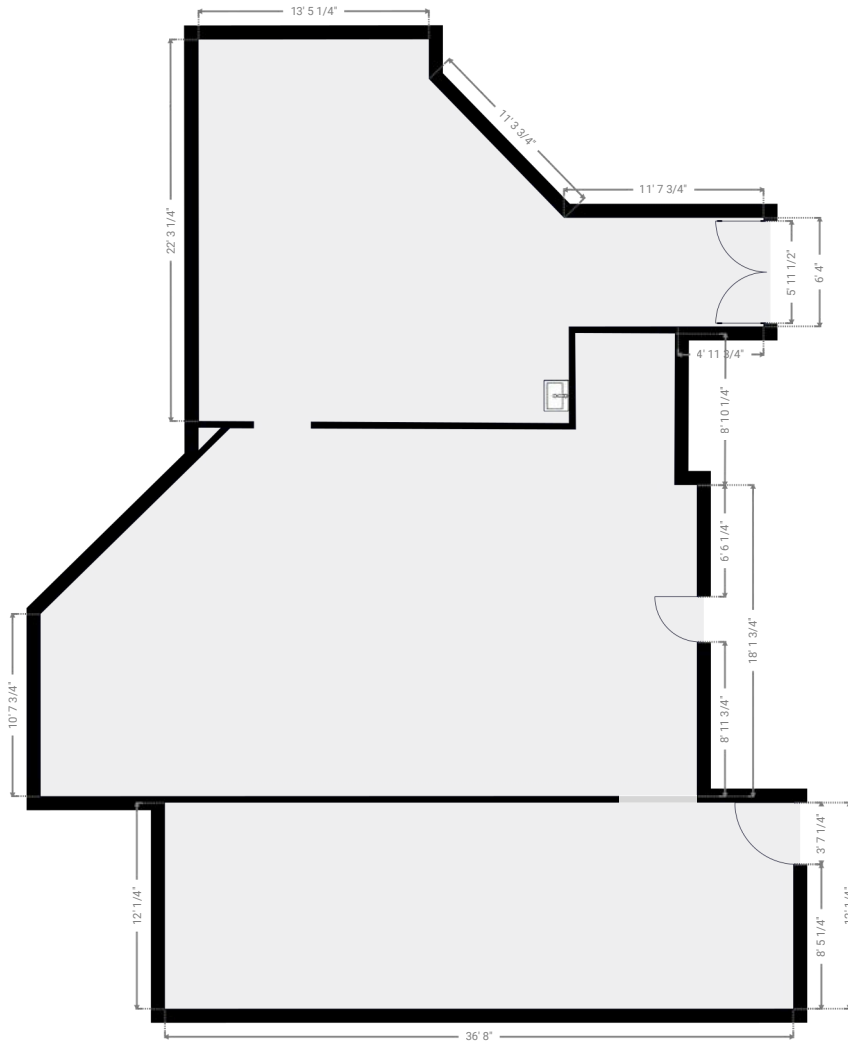
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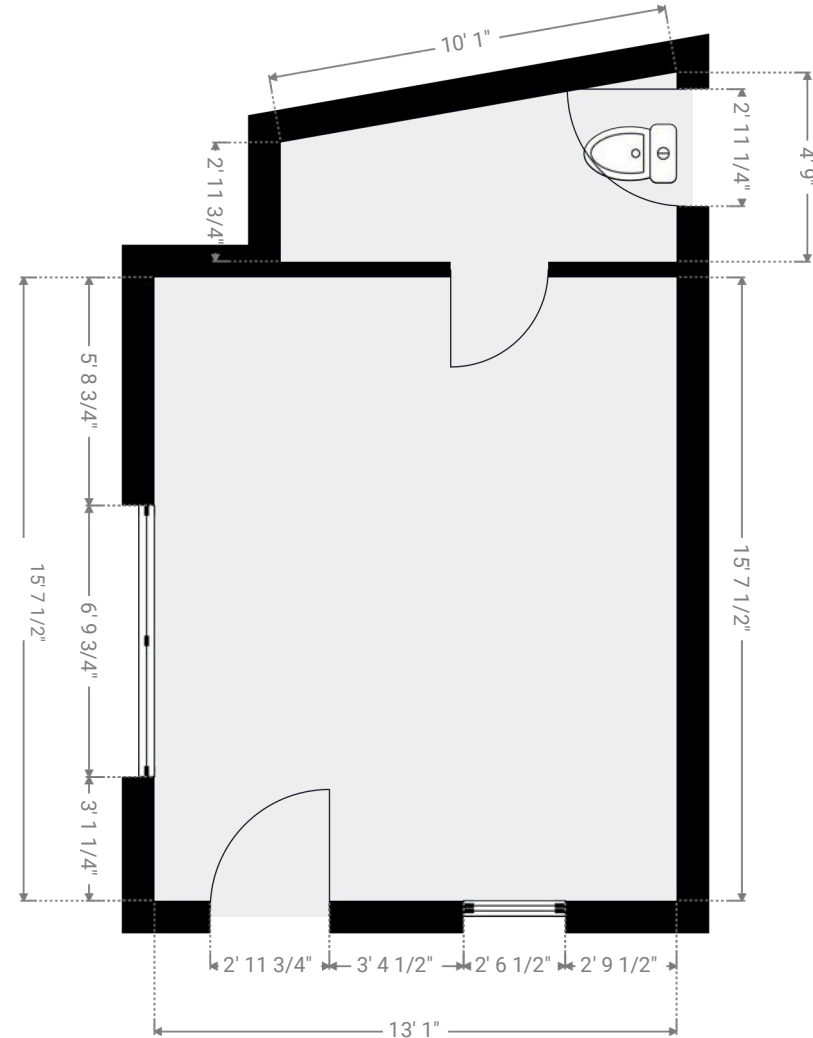
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FLOOR PLANS

TOTAL AREA: 1,900± SF



TOTAL AREA: 315± SF



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