

22 Campbell Ave SE, Roanoke, VA 24011

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This lovely space is set quite literally in the center of bustling Downtown Roanoke, home to more than 900 business and 2600 residents. 22 Campbell Avenue SE is accessible, highly visible, and is available for new occupancy July 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.

## PROPERTY HIGHLIGHTS

- Accessible and highly visible
- Available for new occupancy July 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

## LOCATION DESCRIPTION

The area immediately surrounding 22 Campbell Ave SE offers a diverse array of restaurants, cafes, and cultural venues. Of note, Center in the Square, the Taubman Museum of Art, and Elmwood Park are easily within walking distance. Convenient to I-581 and I-81 and only 10 minutes from the Roanoke-Blacksburg Regional Airport.

**MICHAEL WALDVOGEL, CCIM, SIOR**  
President & CEO

540.342.8599  
mwaldvogel@waldvogelcommercial.com

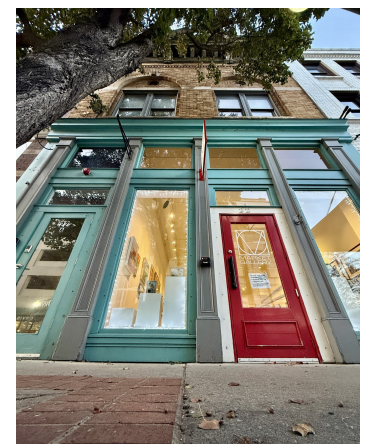
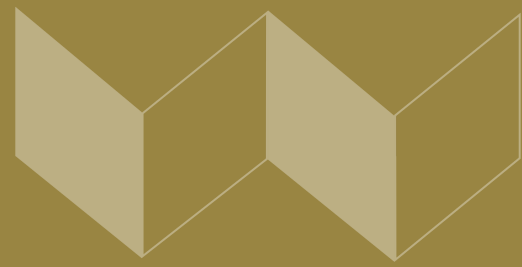
**KRISTA VANNOY, CCIM, SIOR**  
Vice President & COO

540.342.0881  
kvannoy@waldvogelcommercial.com



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# ADDITIONAL PHOTOS



**MICHAEL WALDVOGEL, CCIM, SIOR**  
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# AREA HIGHLIGHTS



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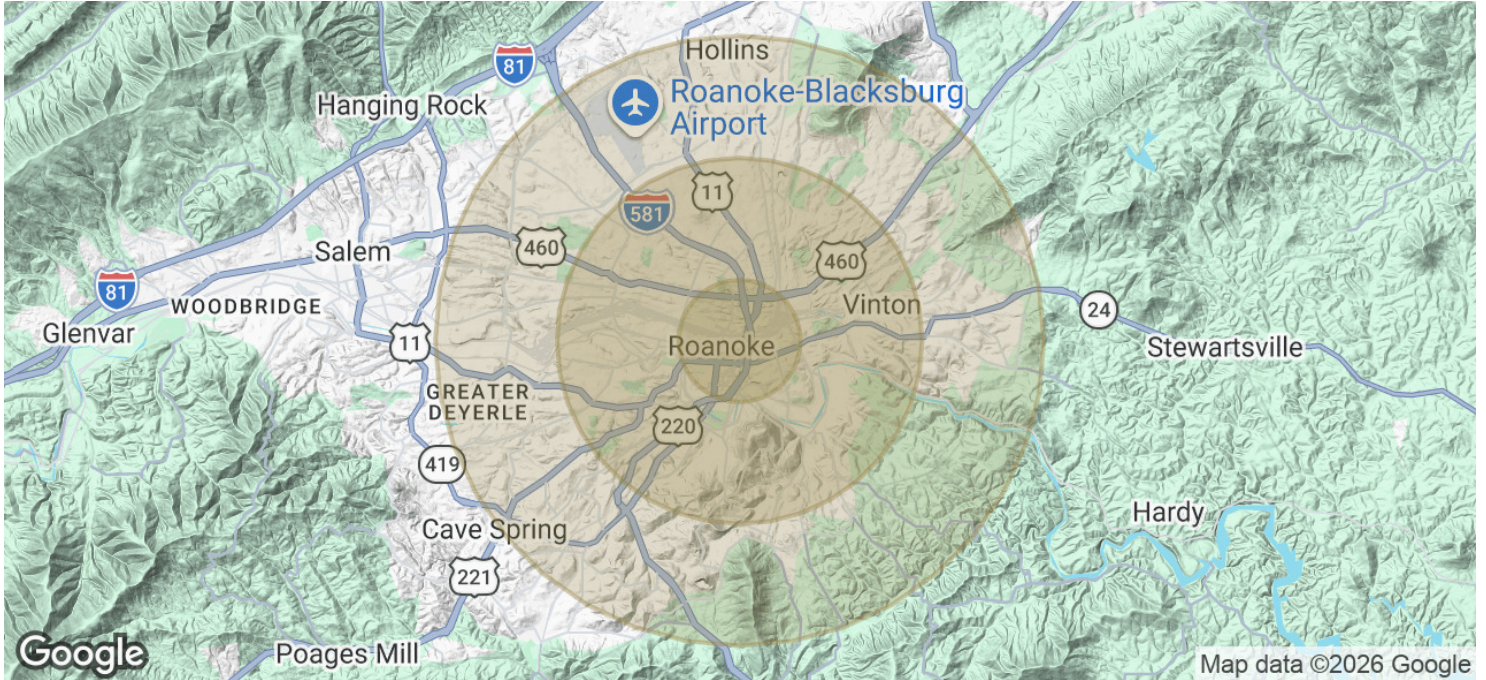
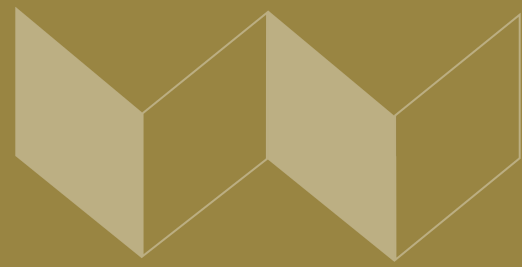
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# DEMOGRAPHICS



POPULATION	5 MILES	1 MILE	3 MILES
Total Population	143,411	12,697	72,368
Average Age	40.0	34.7	37.2
Average Age (Male)	38.6	33.2	35.6
Average Age (Female)	41.6	38.3	38.9

HOUSEHOLDS & INCOME	5 MILES	1 MILE	3 MILES
Total Households	62,333	5,705	31,736
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$81,550	\$68,587	\$76,991
Average House Value	\$235,508	\$163,874	\$210,663

2023 American Community Survey (ACS)

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