

3768 Peters Creek Road, Roanoke, VA 24018

PROPERTY SUMMARY



PROPERTY DESCRIPTION

With two expansive warehouse spaces, two drive-in bay doors, ample on-site parking, and finished office space with three restrooms, this versatile, well-located flex building with CG zoning can accommodate a wide range of potential commercial, retail, and service uses, including workshops. Highly visible with Peters Creek road frontage, this building represents a prime leasing opportunity.

LOCATION DESCRIPTION

Positioned just beyond the intersection of Peters Creek Road and Brandon Avenue/Rt 11/Lee Highway, two of Roanoke's connecting traffic arteries, this incredibly accessible property sees an AAWDT of 20,000 vehicles. Immediately surrounded by commercial and industrial enterprises and with dense residential communities nearby, 3768 Peters Creek Rd lies less than 10 minutes from LewisGale Medical Center and the Salem VA Medical Center, and around 15 minutes or less from Salem, Downtown Roanoke, I-581 access and I-81 access.

PROPERTY HIGHLIGHTS

- Warehouse and office flex space
- Highly visible and accessible
- Ample on-site parking
- Flexible CG zoning

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Number of Units:	1
Available SF:	3,840 SF
Lot Size:	0.37 Acres
Building Size:	3,840 SF

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

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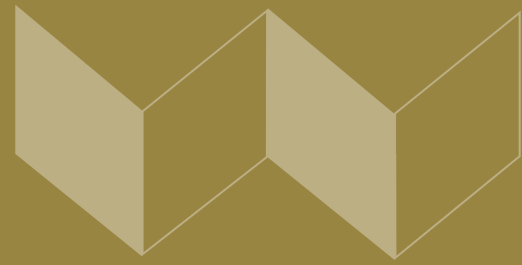
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PHOTOS



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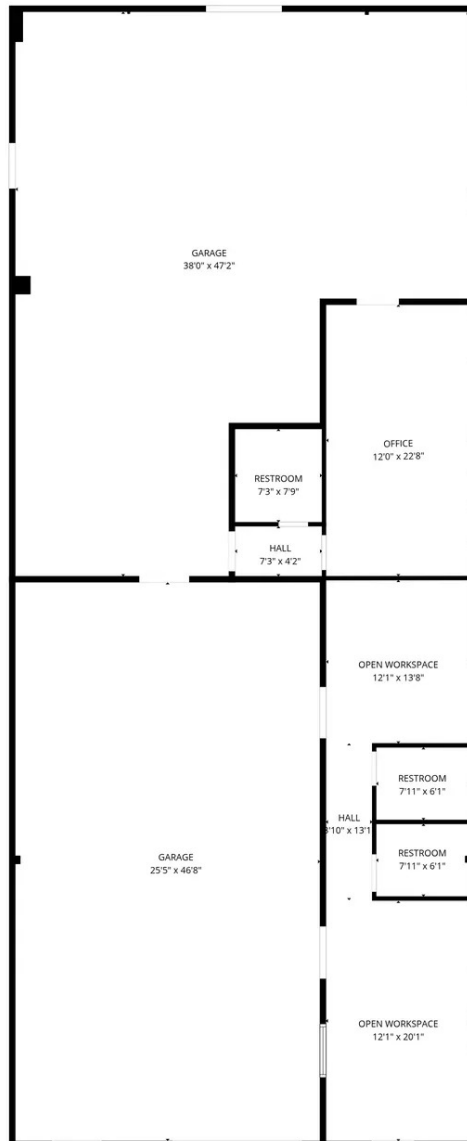
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PLANS



3768 Peters Creek Rd

3,840 SF

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

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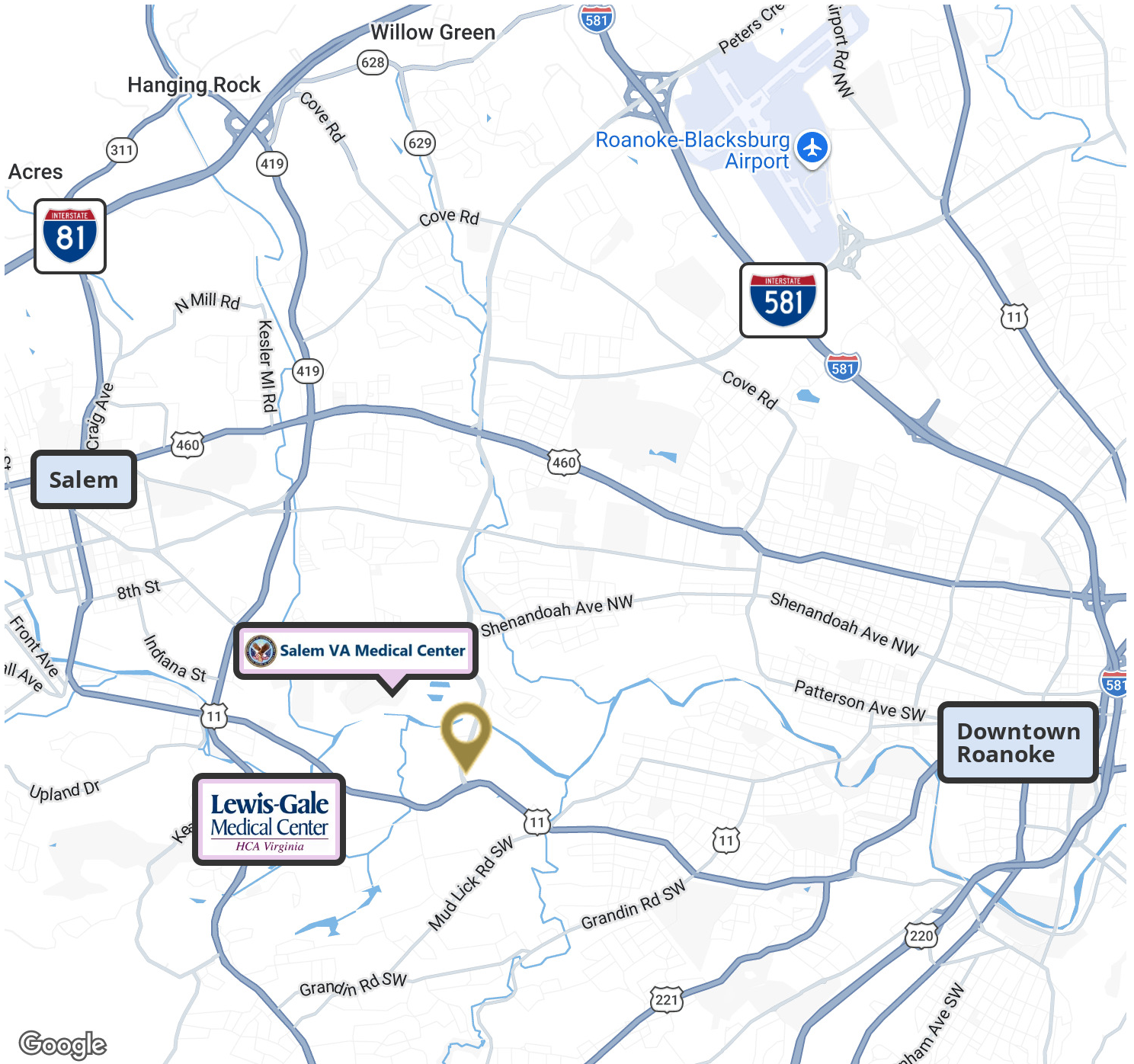
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ACCESSIBLE LOCATION



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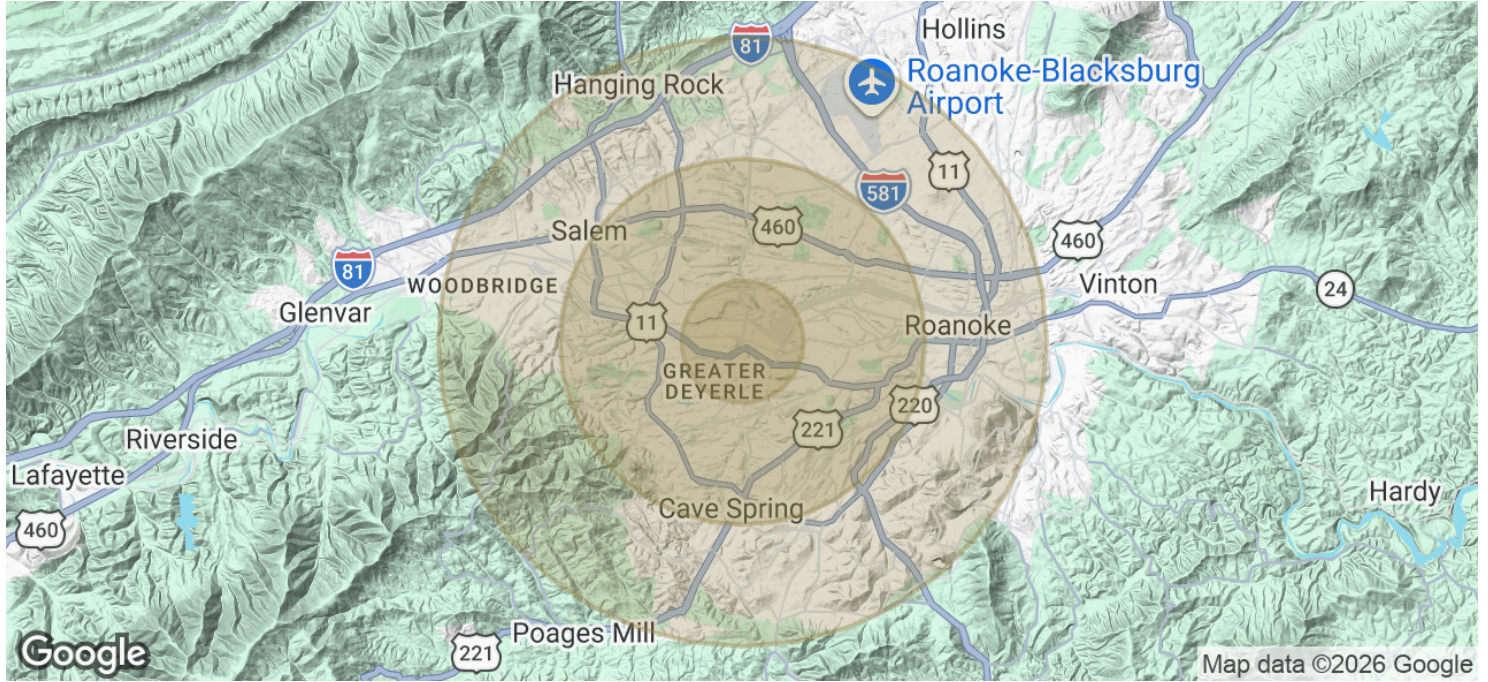
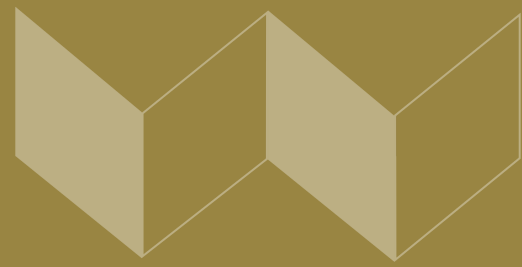
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,049	67,156	146,351
Average Age	47.7	40.4	40.5
Average Age (Male)	44.5	39.0	39.7
Average Age (Female)	49.0	41.3	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,418	29,272	61,881
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$88,607	\$83,161	\$91,002
Average House Value	\$253,373	\$243,194	\$264,883

2023 American Community Survey (ACS)

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