

PICCADILLY SQUARE

3117 FRANKLIN ROAD SOUTHWEST ROANOKE, VA 24014



OFFERING SUMMARY

Available SF: 3,878 SF

Lease Rate: \$16.00 - 8.00 SF/yr (NNN)

Suite: 3117-A

Zoning: CG

Market: South Roanoke

PROPERTY OVERVIEW

Prime retail opportunity in South Roanoke at Piccadilly Square! This 3,878 square feet space features an inviting main level layout (2,059 SF) with a captivating window display, perfect for beer and wine, gifts, or boutique items, and below (1,819 SF) a private office and storage area for extra inventory. Convenient parking and a well-established retail hub with a great tenant mix.

PROPERTY HIGHLIGHTS

- Convenient Parking
- Well-Established Retail Hub
- Great Tenant Mix



BRYAN MUSSELWHITE, CCIM

Senior Vice President
540.855.3654
bmusselwhite@poechronk.com

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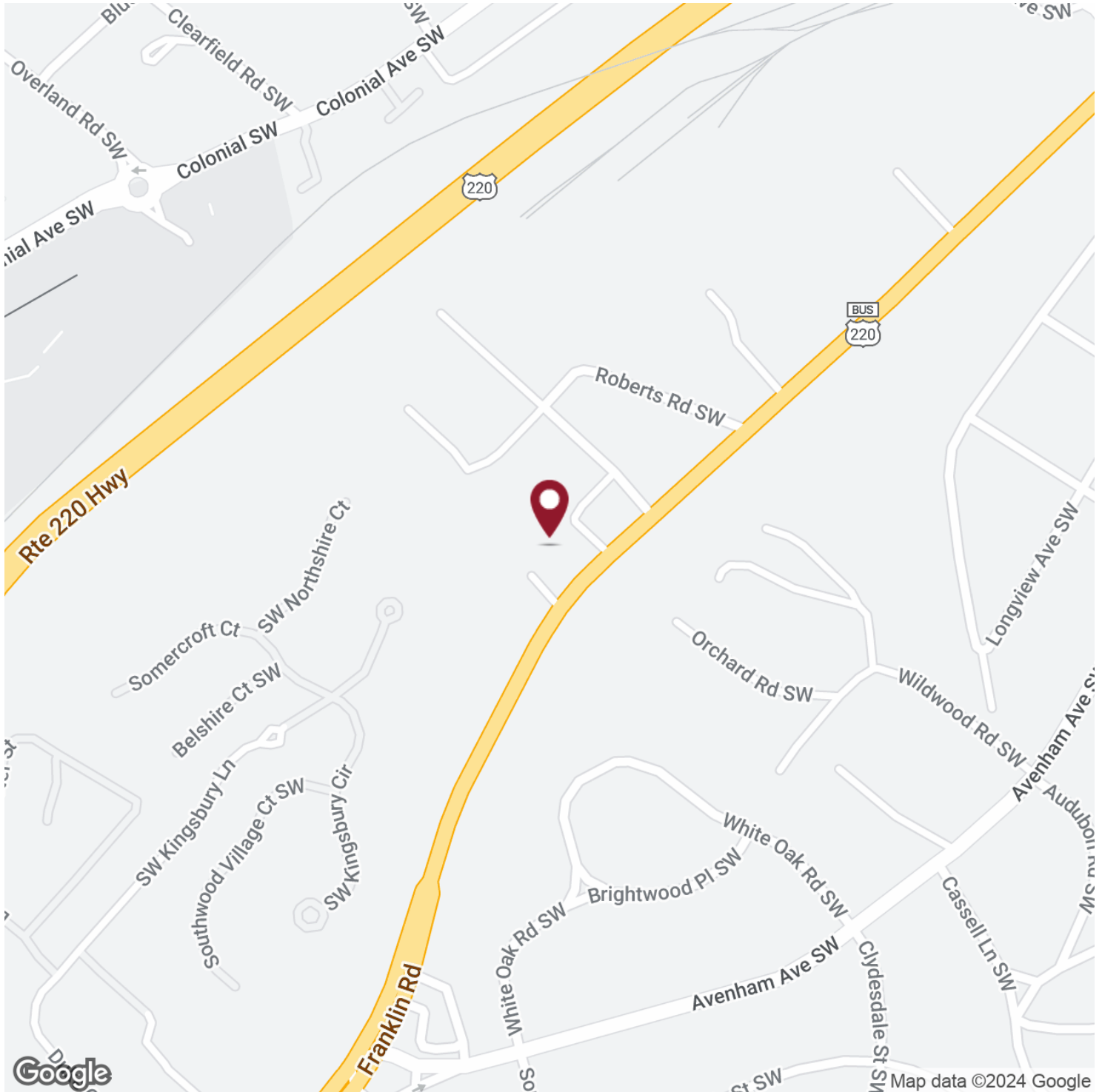
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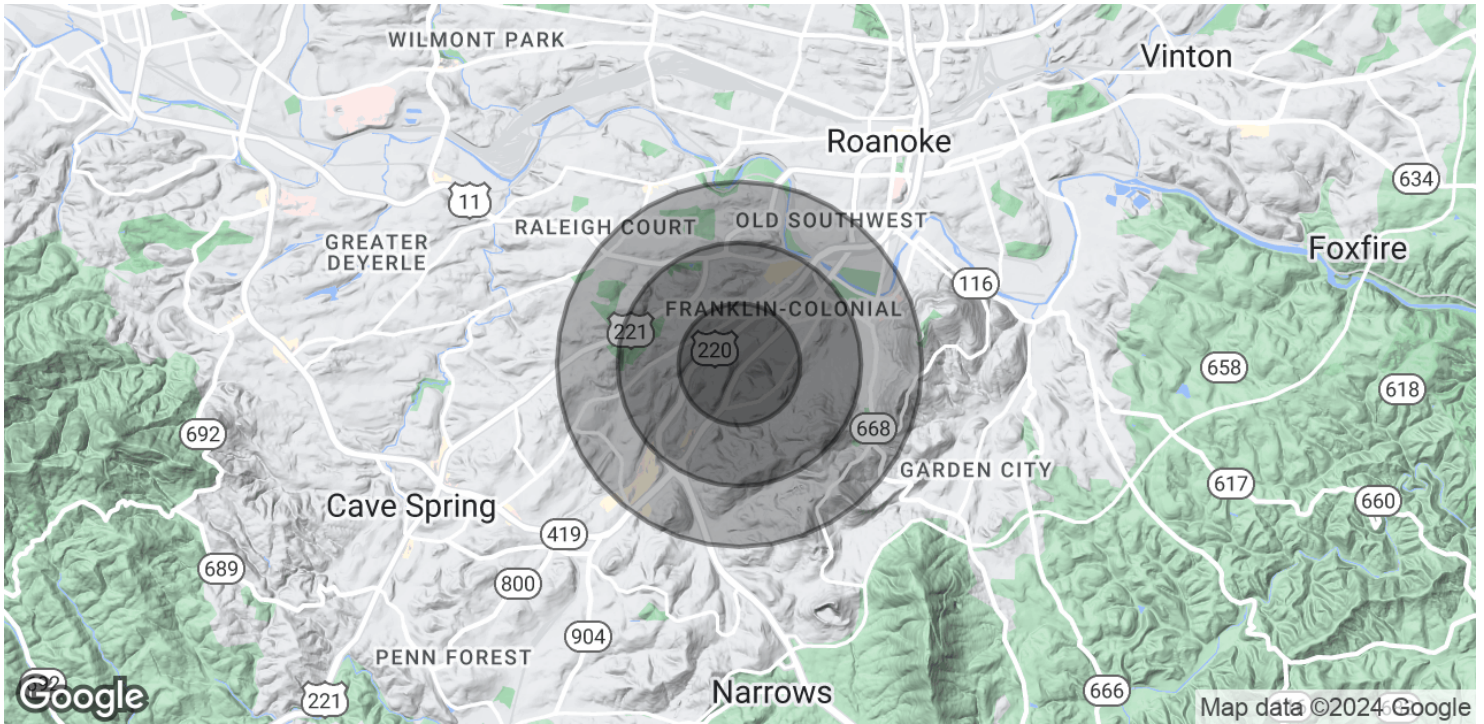
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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,954	7,067	16,809
Average Age	44.2	43.5	40.7
Average Age (Male)	42.4	41.5	38.7
Average Age (Female)	47.3	48.0	43.4

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,031	3,951	8,985
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$77,213	\$86,860	\$80,260
Average House Value	\$354,241	\$291,128	\$246,254

2020 American Community Survey (ACS)



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