

3308 AERIAL WAY DR SW

3308 AERIAL WAY DR SW ROANOKE, VA 24018



OFFERING SUMMARY

Available SF: 8,421 SF

Lease Rate: \$6.50 SF/yr (NNN)

Lot Size: 2.48 Acres

Building Size: 8,181 SF

Zoning: I-1

PROPERTY OVERVIEW

Located in one of Roanoke's most sought-after industrial parks, 3308 Aerial Way Dr SW offers a prime leasing opportunity. This well-maintained cold storage facility features freshly renovated office spaces, ample parking, the possibility for a lay-down yard, and 4 dock height doors.

3308 Aerial Way provides a versatile and convenient space tailored to businesses seeking a top-tier location in the heart of Roanoke.

PROPERTY HIGHLIGHTS

- Prime Industrial Location in Roanoke
- Cold Storage Facility in Excellent Condition
- Renovated Office Spaces
- Abundant Parking and Space for Lay-Down Yard
- 4 Dock Height Doors



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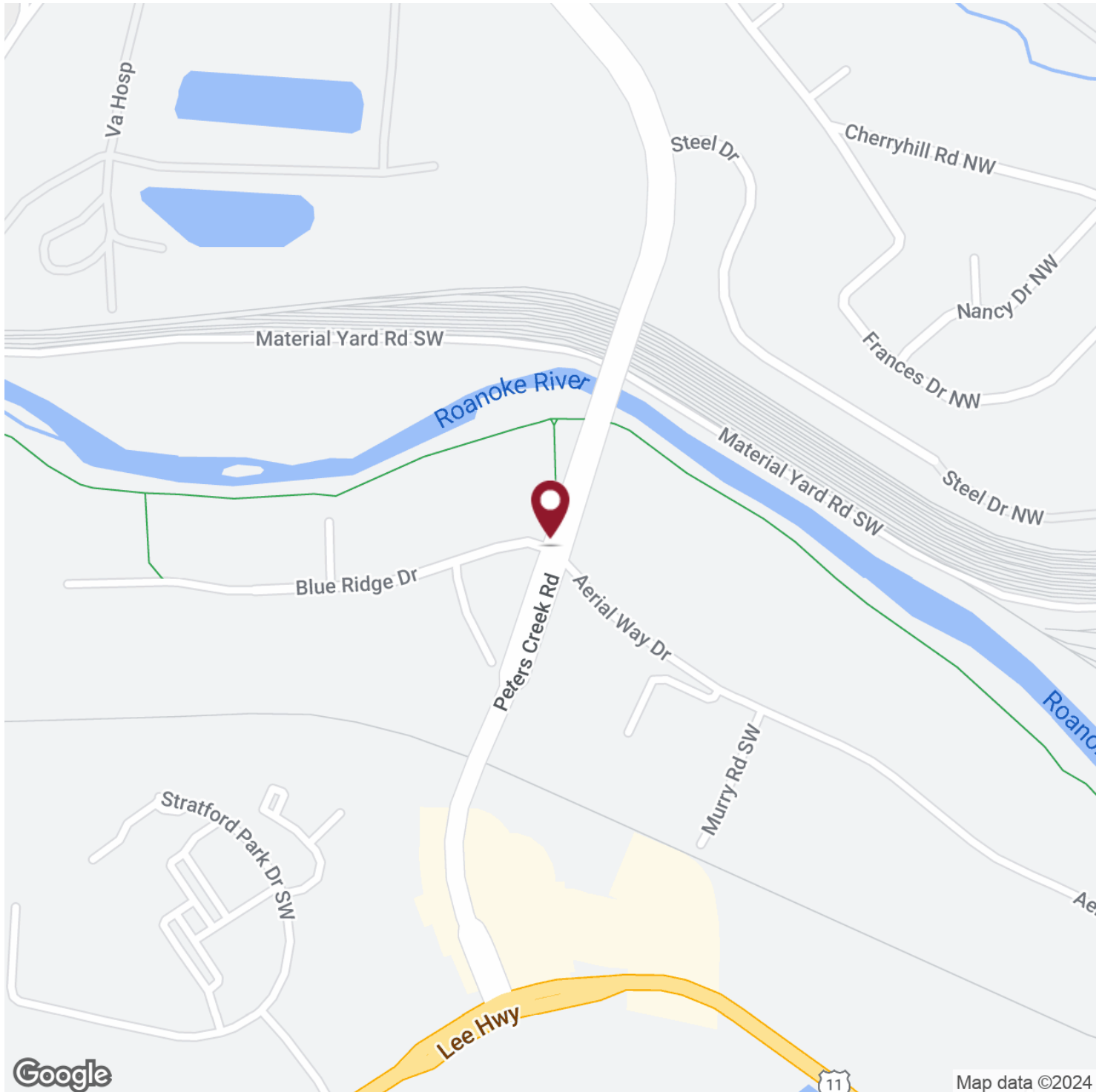
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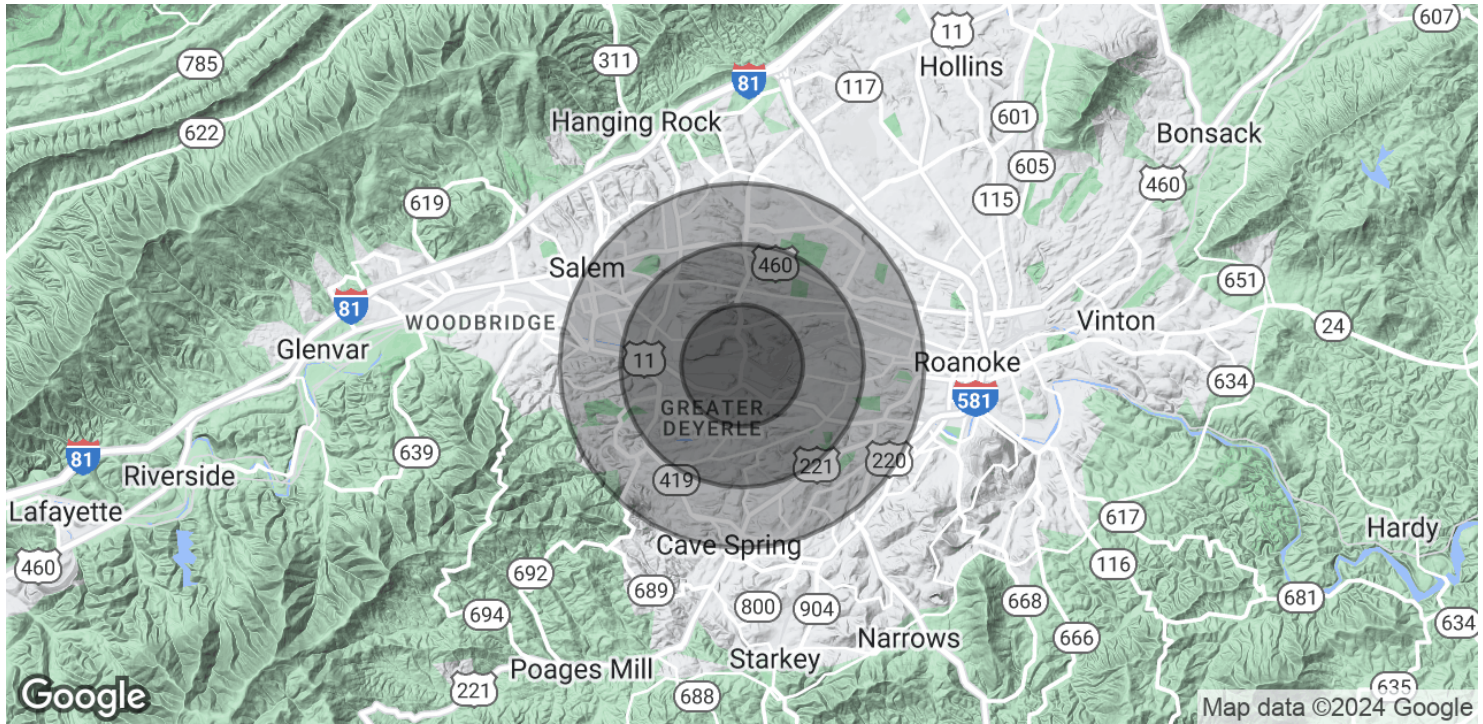
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,493	30,748	67,548
Average Age	45.1	40.5	39.9
Average Age (Male)	44.9	39.8	38.5
Average Age (Female)	44.9	40.8	40.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,485	13,871	31,943
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$61,724	\$60,828	\$61,861
Average House Value	\$170,255	\$167,102	\$170,523

2020 American Community Survey (ACS)



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