

OLD CAVE SPRING ROAD DEVELOPMENT LAND

4430 - 4506 OLD CAVE SPRING RD ROANOKE COUNTY, VA 24018



OFFERING SUMMARY

Sale Price: \$649,000

Lot Size: 1.56 Acres

Zoning: C2

Market: Roanoke County

Submarket: SW Roanoke

PROPERTY OVERVIEW

Welcome to a rare investment opportunity at 4430 - 4506 Old Cave Spring Rd. in SW Roanoke County.

This highly-regarded property is a beacon for Land/Retail investors, featuring C2 zoning in the Roanoke County area. Its prime location across the street from the new Publix Development, convenient access, and proximity to SW County Schools offer an irresistible opportunity. Positioned in a highly sought-after area, this property promises exceptional potential for retail and land development ventures.

PROPERTY HIGHLIGHTS

- Zoned C2 for versatile development opportunities
- Across Street from New Publix Development
- Convenient access for optimal customer flow
- Proximity to highly regarded SW County Schools
- Positioned in a highly sought-after area



BRYAN MUSSELWHITE, CCIM

Senior Vice President
540.855.3654
bmusselwhite@poechronk.com

ZACHARY MAY

Sales Associate
540.855.3643
zmay@poechronk.com

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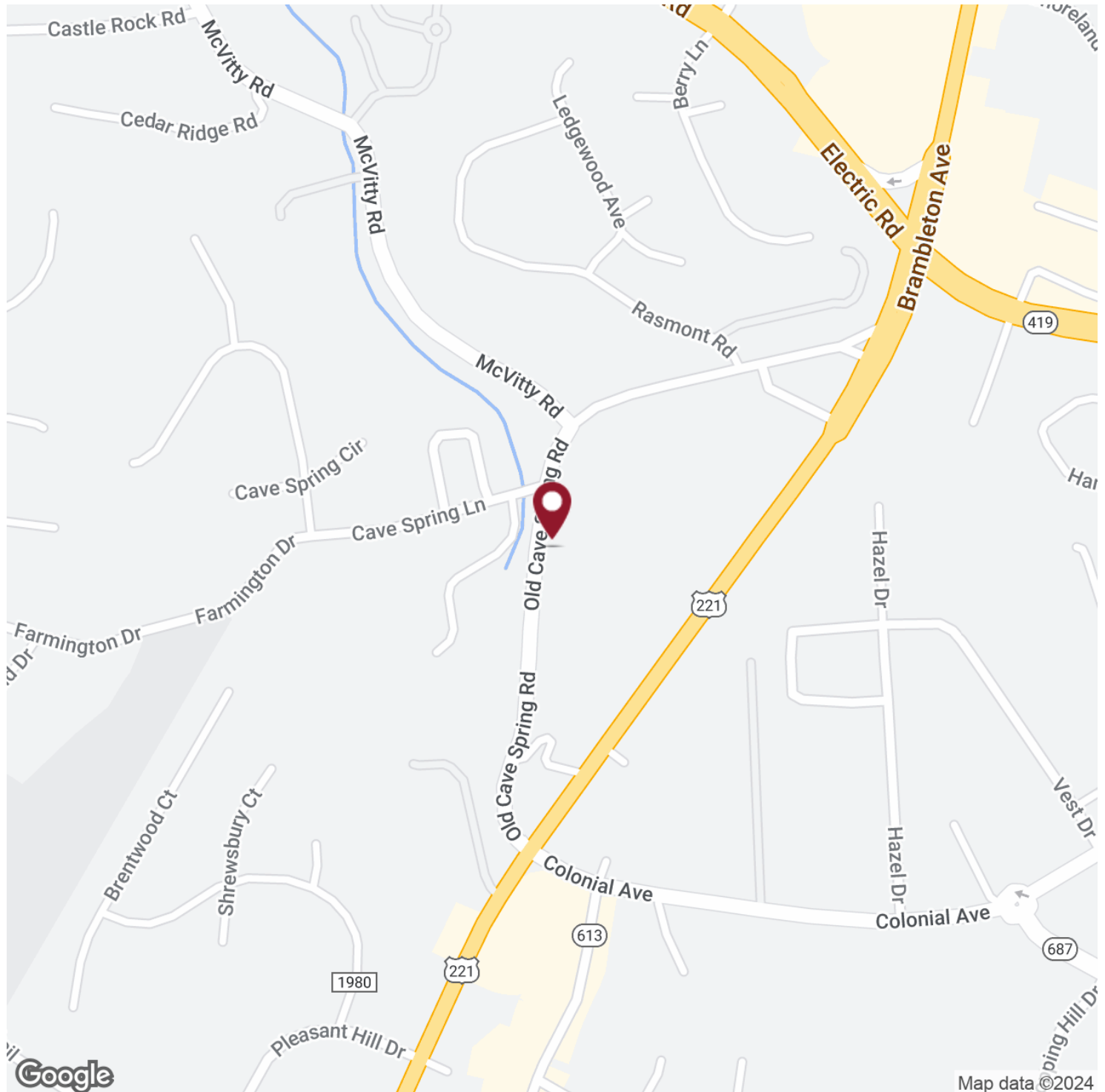


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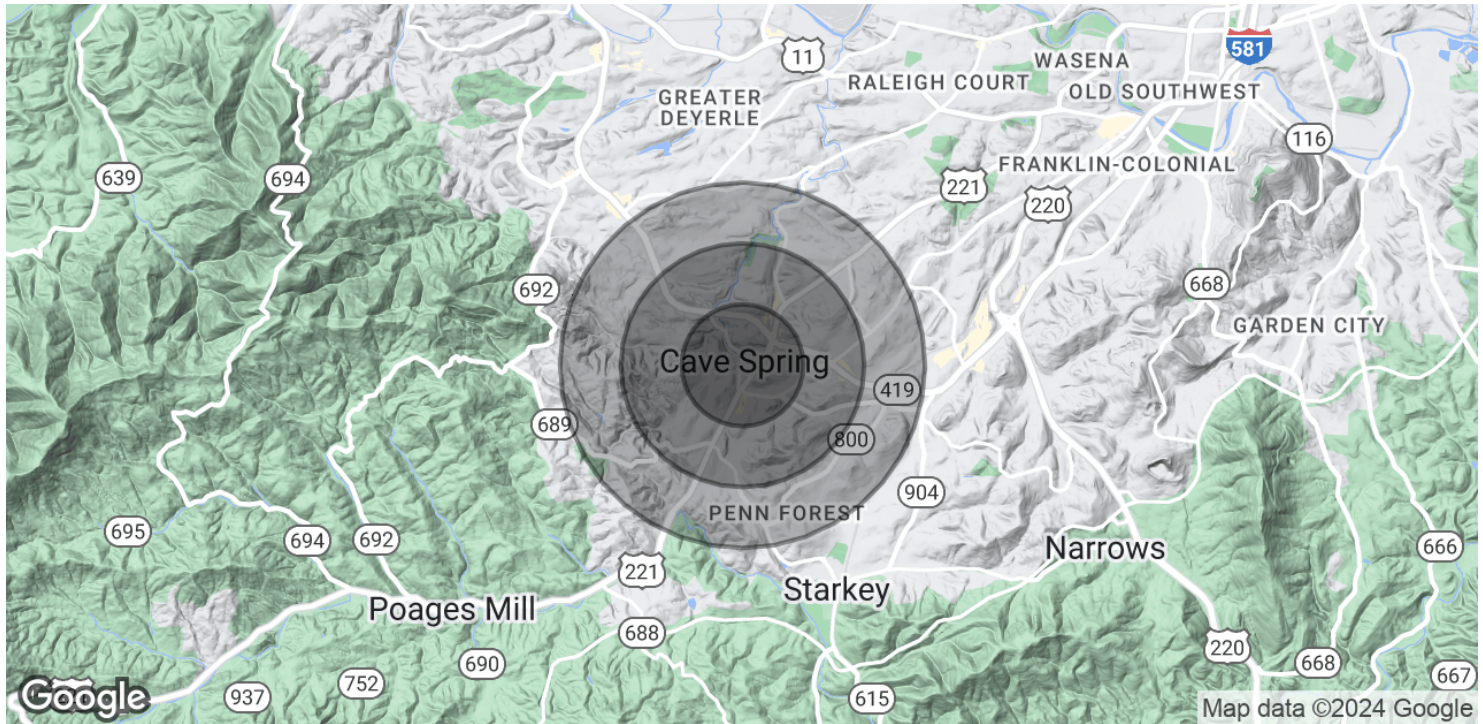
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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,526	7,098	16,819
Average Age	42.7	41.6	40.3
Average Age (Male)	41.6	40.2	38.5
Average Age (Female)	42.3	42.5	41.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	731	3,235	7,642
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$74,735	\$78,082	\$78,205
Average House Value	\$218,466	\$222,608	\$218,266

2020 American Community Survey (ACS)



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