

WALMART OUTPARCEL

5350 Clearbrook Lane, Roanoke, VA 24014



LOCATION OVERVIEW

Located in South Roanoke on Hwy 220 near the Blue Ridge Pkwy. Location known as center of retail trade area in South Roanoke.

PROPERTY HIGHLIGHTS

- Parcels available: Lot 1: 1.33 acres Lot 2: 1.42 acres Lot 3: 7.53 acres
- Initial site development work complete
- Traffic Counts: Franklin Rd: 31,000 AADT

DEMOGRAPHICS

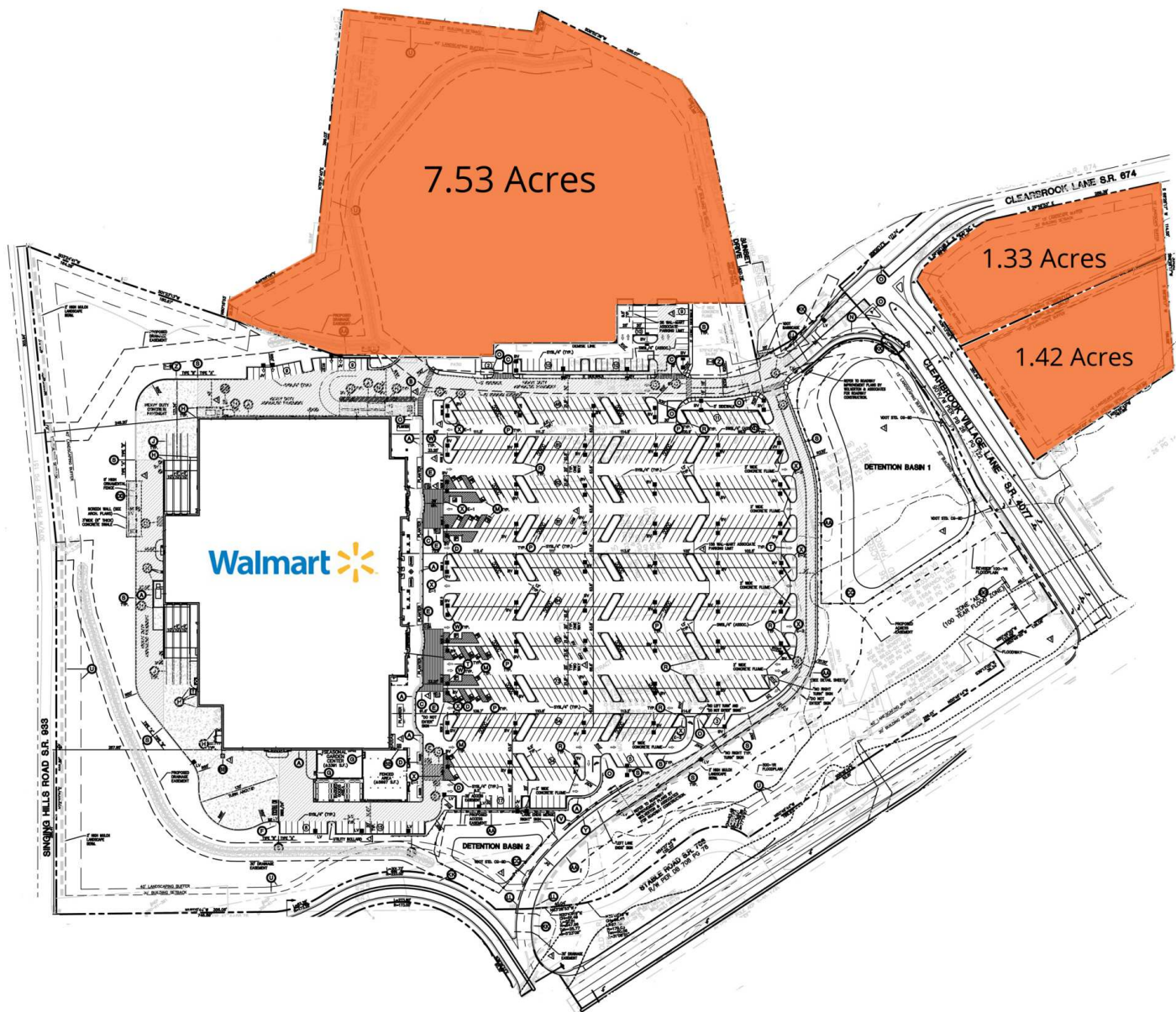
	3 MILES	5 MILES	7 MILES
Population	23,678	78,654	140,210
Households	10,766	35,788	61,874
Average Household Income (\$)	123,059	100,130	89,247

EXCLUSIVE AGENT(S)

DAVID ANDREWS, CCIM • david.andrews@tscg.com • 804.673.1100

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