

FOR GROUND LEASE



3548 Orange Avenue NE

Roanoke, VA 24012

Overview

Strategically positioned on high-traffic Orange Avenue (40,000 AADT) on state Route 460 that connects Roanoke, Bedford and Lynchburg, this half-acre development opportunity sits directly adjacent to a new Starbucks and Chipotle, with two Marriott-branded hotels under construction immediately behind the site. The property benefits from exceptional visibility and proximity to the Kroger-anchored shopping center just north of the site, which attracts over one million annual visitors (Placer.ai). The site also adjoins the Roanoke Centre for Industry & Technology — a 440-acre industrial park home to Amazon, Advance Auto Parts, FedEx Ground, Revlon, and Orvis — driving significant daytime workforce traffic throughout the corridor.

Quick Facts

- Availability** Immediate
- Size** 0.52 acres
- Rental Rate** Ground Lease – Negotiable
- Net Charges** TBD
- Zoning** CG ([Commercial General](#))

2025 Demographics	1 mile	3 miles	5 miles
POPULATION	2,880	40,190	97,897
HOUSEHOLDS	1,290	17,011	41,705
AVG. HH INCOME	\$79,336	\$87,734	\$84,375
DAYTIME POPULATION	2,513	36,642	112,879
TRAFFIC COUNT	40,000 AADT (Orange Ave NE)		

ROANOKE CENTRE
FOR INDUSTRY &
TECHNOLOGY





ROANOKE CENTRE
FOR INDUSTRY &
TECHNOLOGY

SITE 3548 ORANGE AVE NE

MARKET SQUARE EAST
DOLLAR TREE
DN KN
WELLS FARGO

TOWNEPLACE SUITES
MARRIOTT
UNDER CONSTRUCTION

BLUE HILLS VILLAGE
Jenny Holm
Adecco


KROGER SQUARE AT BONSAK
Kroger
Firestone
SUBWAY
ABC Great Clips
Domino's
Kroger

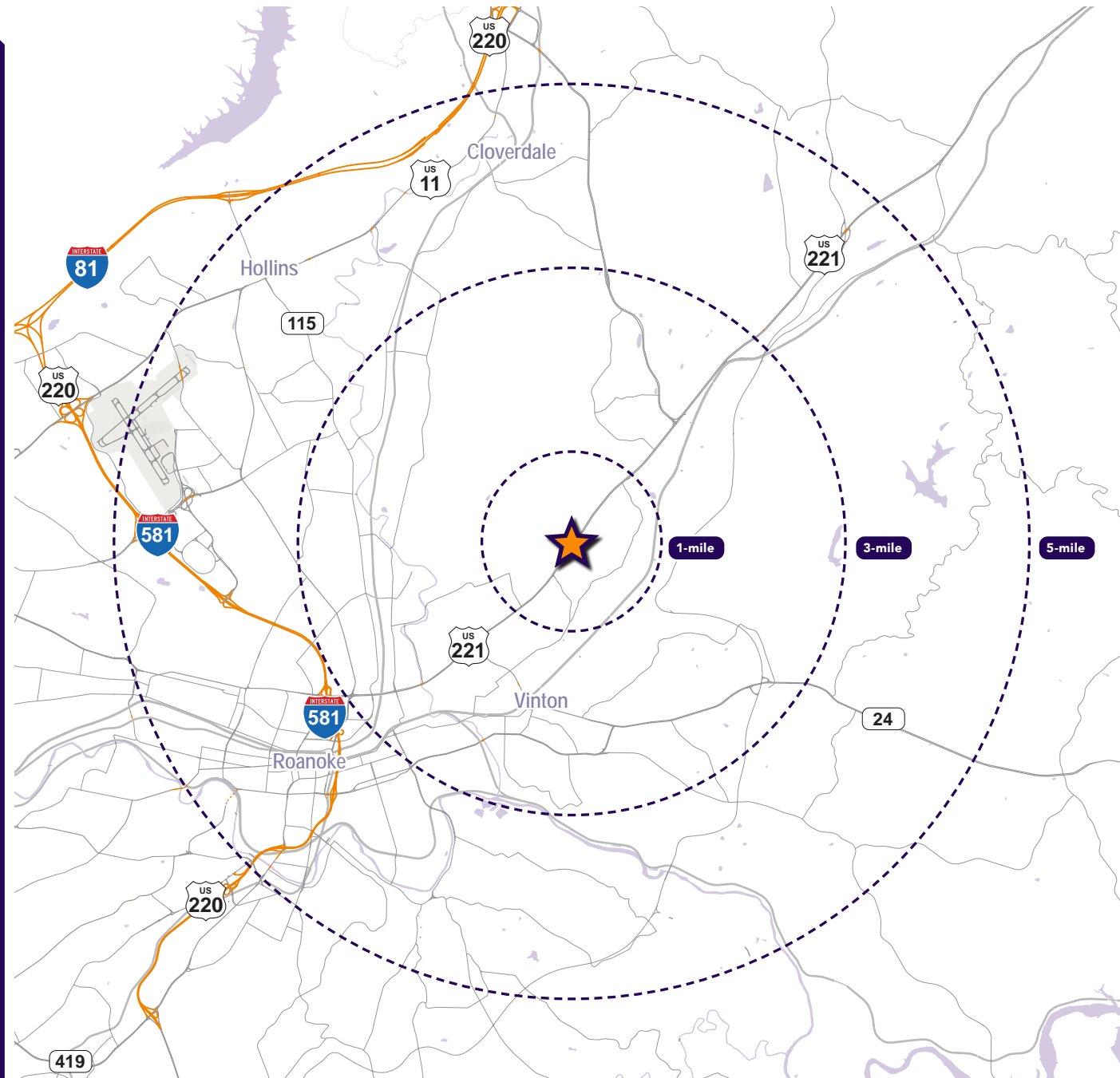
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