



segALL GROUP
COMMERCIAL REAL ESTATE

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)		



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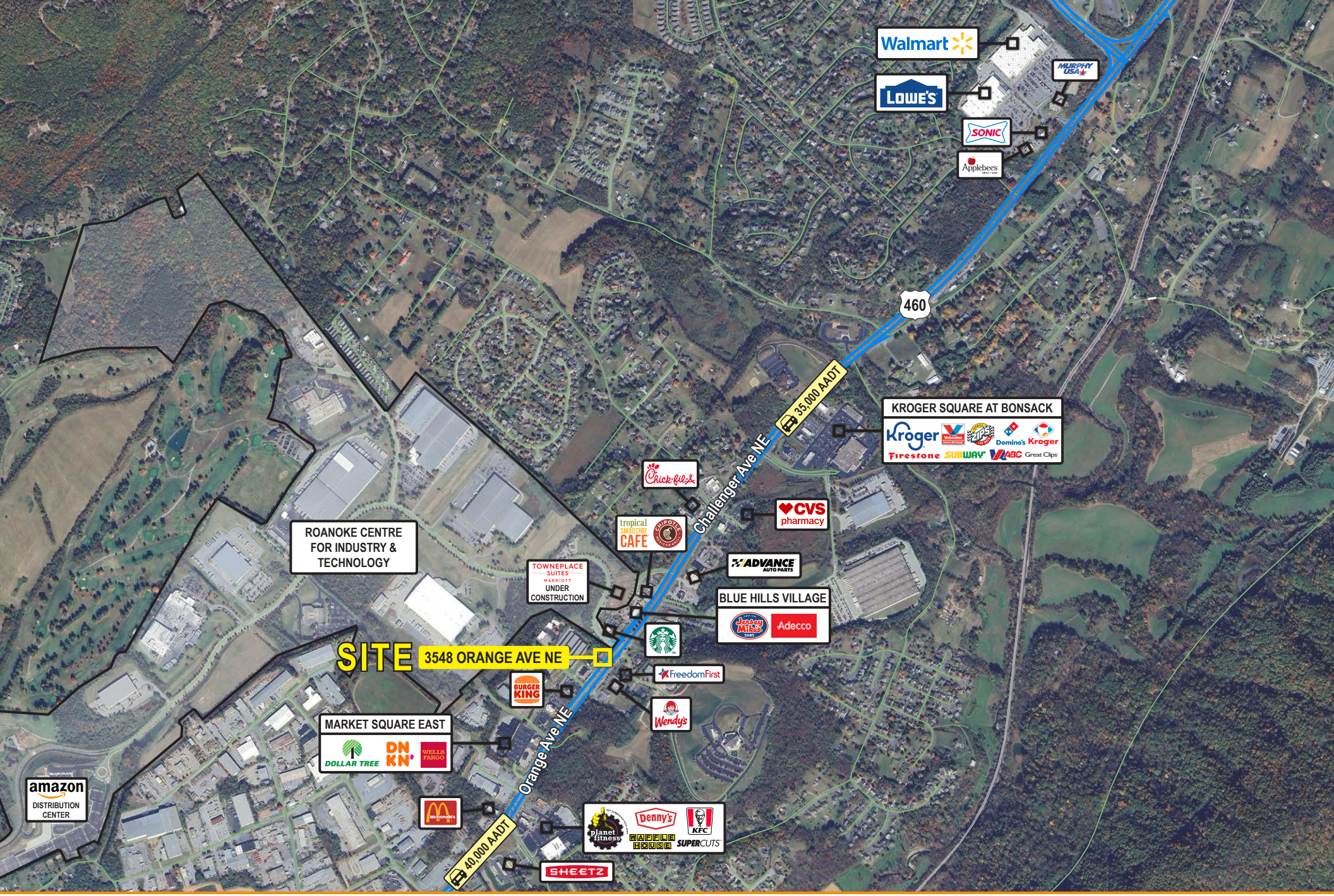
Property Aerial

3548 Orange Avenue NE / Roanoke, VA 24012



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Market Aerial

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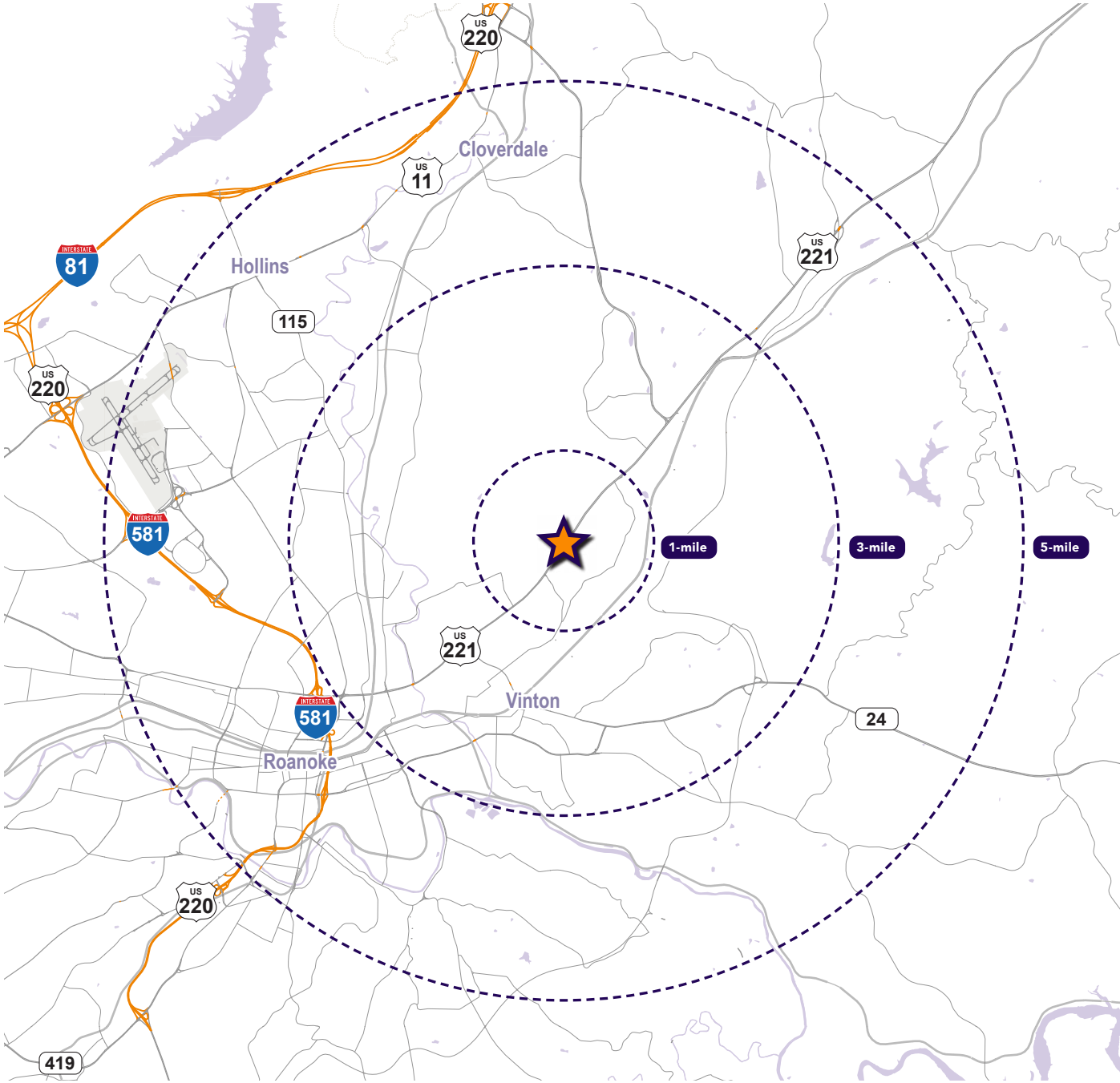
Interested? Contact:

Trey Blankinship

tblankinship@segallgroup.com

804.207.4040

804.516.1205



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

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