

**2± AC LAYDOWN YARD AND
8,724 SF 2-STORY OFFICE**



1301 ROCKLAND AVE., ROANOKE, VA 24012

HIGHLIGHTS

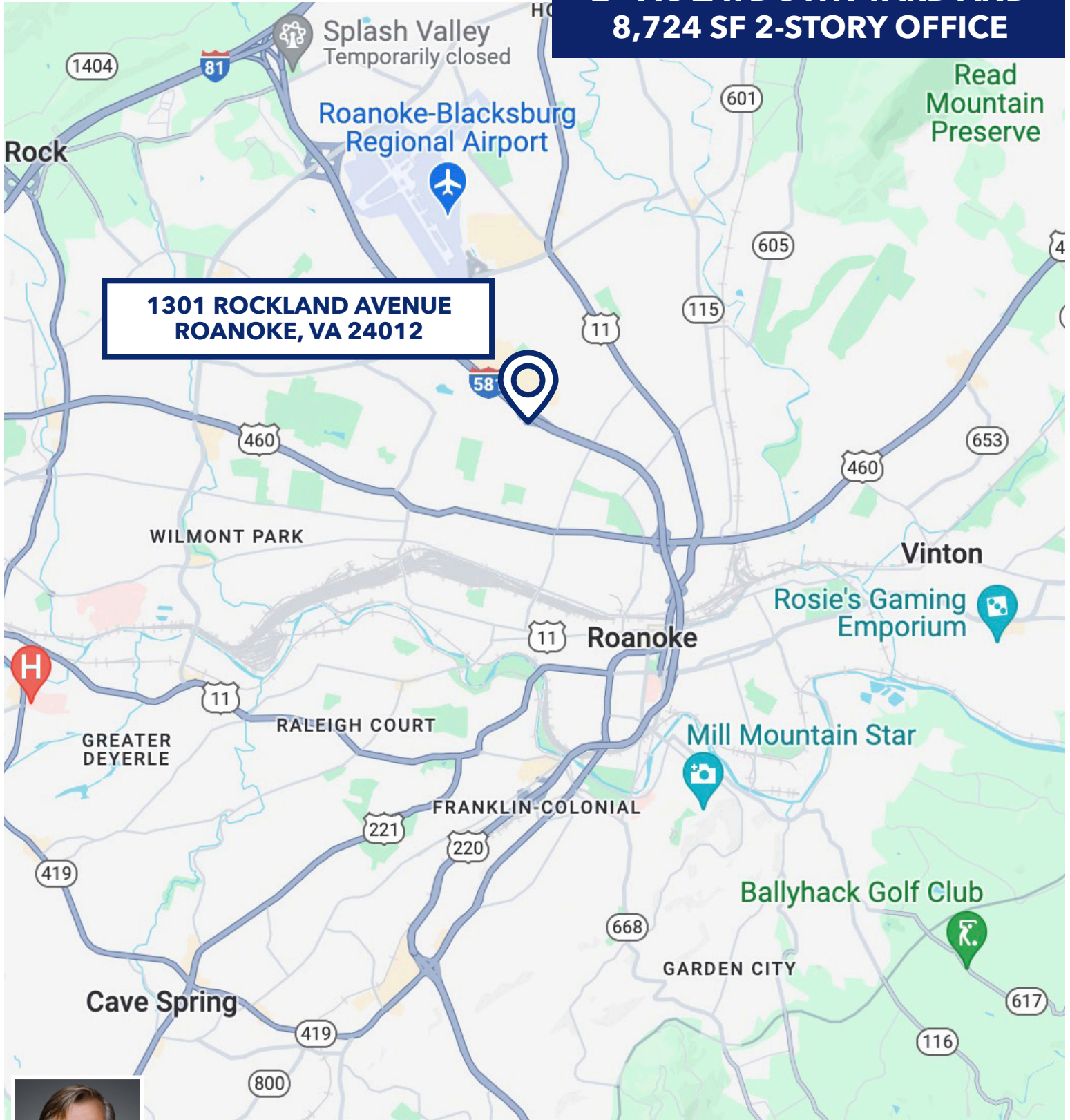
- Negotiable lease rate
- Convenient location with easy access to major transportation routes including Interstate 581 / Route 220 and Interstate 81
- Property includes a 2-acre laydown yard with a shared loading ramp, shared washbay, and a 8,742 SF 2-story office



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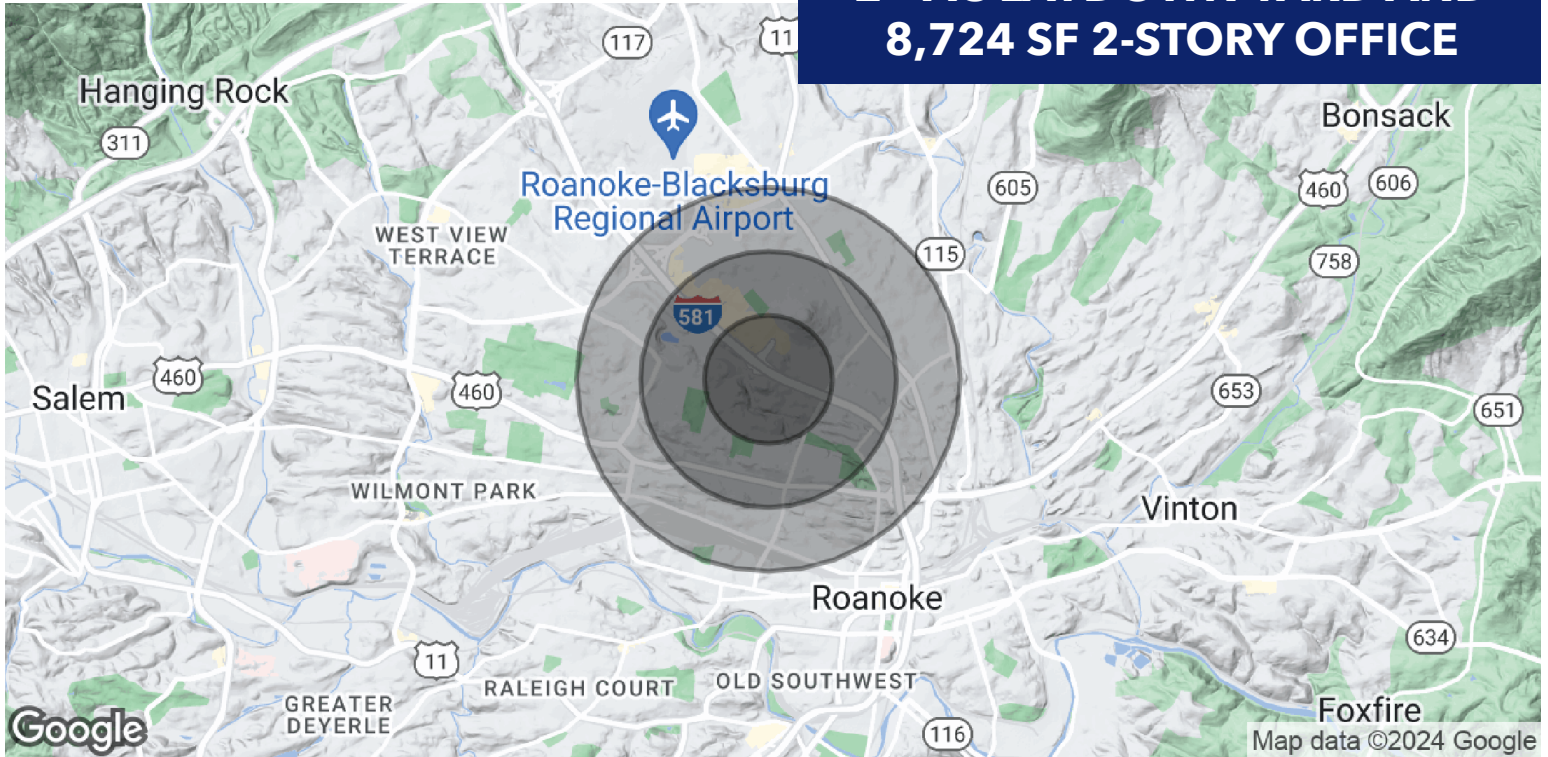
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POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	2,089	10,247	21,578
Average Age	38.3	38.3	38.5
Average Age (Male)	34.8	39.1	38.6
Average Age (Female)	42.2	39.9	40.7

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	951	4,599	9,974
Average People per Household	2.2	2.2	2.2
Average Household Income	\$48,511	\$46,458	\$42,101
Average House Value	\$94,332	\$96,793	\$105,031

2020 American Community Survey (ACS)



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