

FOR SALE



1.64 ACRES

CHALLENGER AVE AT W. RURITAN RD
ROANOKE, VA 24012

FOR MORE INFORMATION, PLEASE CONTACT:

FENTON CHILDERS
COMMERCIAL BROKERAGE
804.944.9265
C. 540.580.4073
FCHILDERS@SLNUSBAUM.COM

NATHAN SHOR
SENIOR VICE PRESIDENT
804.944.2399
C. 804.539.7404
NSHOR@SLNUSBAUM.COM

EXECUTIVE SUMMARY

CHALLENGER AVENUE, ROANOKE, VA 24012



OFFERING SUMMARY

Sale Price:	\$125,000
Lot Size:	1.64 Acres
Zoning:	C-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,342	13,433	38,676
Total Population	3,601	32,787	93,106
Average HH Income	\$91,795	\$72,742	\$63,999

PROPERTY OVERVIEW

1.634 Acres undeveloped land on Challenger Avenue at signalized intersection at W. Ruritan Rd.

PROPERTY HIGHLIGHTS

- Ideal for office or medical use
- Vibrant commercial area
- Adjacent to CVS at 3909 Challenger Ave.
- Shares intersection with Chick-Fil-A & future QSR
- Variable width cross-access easement for access to Challenger Ave.

FOR MORE INFORMATION, PLEASE CONTACT:

FENTON CHILDERS

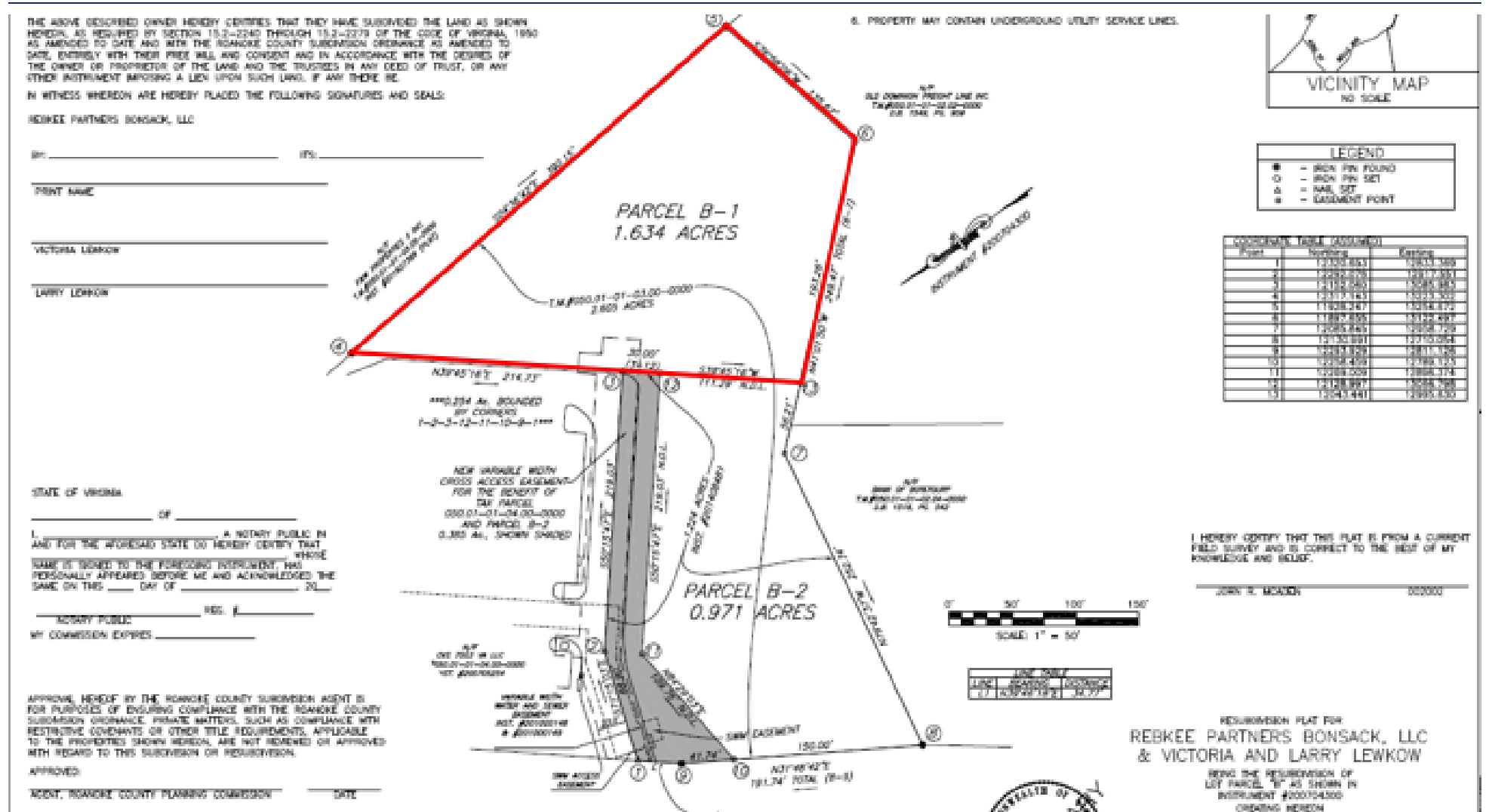
COMMERCIAL BROKERAGE
804.944.9265
C. 540.580.4073
FCHILDERS@SLNUSBAUM.COM

NATHAN SHOR

SENIOR VICE PRESIDENT
804.944.2399
C. 804.539.7404
NSHOR@SLNUSBAUM.COM

SITE PLAN

CHALLENGER AVENUE, ROANOKE, VA 24012



FOR MORE INFORMATION, PLEASE CONTACT:

FENTON CHILDERS
COMMERCIAL BROKERAGE
804.944.9265
C. 540.580.4073
FCHILDERS@SLNUSBAUM.COM

NATHAN SHOR
SENIOR VICE PRESIDENT
804.944.2399
C. 804.539.7404
NSHOR@SLNUSBAUM.COM



AREA RETAIL

CHALLENGER AVENUE, ROANOKE, VA 24012



S.L. NUSBAUM REALTY CO. | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | SLNUSBAUM.COM

AREA RETAIL | 4

FOR MORE INFORMATION, PLEASE CONTACT:

FENTON CHILDERS

COMMERCIAL BROKERAGE

804.944.9265

C. 540.580.4073

FCHILDERS@SLNUSBAUM.COM

NATHAN SHOR

SENIOR VICE PRESIDENT

804.944.2399

C. 804.539.7404

NSHOR@SLNUSBAUM.COM

PROUD PARTNER



CONTACT US

FENTON CHILDERS

COMMERCIAL BROKERAGE
804.944.9265
C. 540.580.4073
FCHILDERS@SLNUSBAUM.COM

NATHAN SHOR

SENIOR VICE PRESIDENT
804.944.2399
C. 804.539.7404
NSHOR@SLNUSBAUM.COM

S.L. NUSBAUM REALTY CO.

7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226
804.320.7600
SLNUSBAUM.COM

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



S.L. NUSBAUM Realty Co.
Since 1906.

PROUD PARTNER
XTEAM
RETAIL ADVISORS

