

# FOR SALE



## FORMER REGIONAL HEADQUARTERS

3631 PETERS CREEK ROAD  
ROANOKE, VA 24019

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

[ANEWMAN@SLNUSBAUM.COM](mailto:ANEWMAN@SLNUSBAUM.COM)

**FENTON CHILDERS**

COMMERCIAL BROKERAGE

804.944.9265

C. 540.580.4073

[FCHILDERS@SLNUSBAUM.COM](mailto:FCHILDERS@SLNUSBAUM.COM)

**NATHAN SHOR**

SENIOR VICE PRESIDENT

804.944.2399

C. 804.539.7404

[NSHOR@SLNUSBAUM.COM](mailto:NSHOR@SLNUSBAUM.COM)

# PROPERTY DESCRIPTION

3631 PETERS CREEK ROAD, ROANOKE, VA 24019



## PROPERTY DESCRIPTION

Constructed by Kroger in 1983, this property was used as the Kroger Headquarters for the Mid-Atlantic Marketing Area. Kroger has owned and occupied this building since its construction. The building has 58,690 SF with two finished floors of 26,165 SF each. There is an unfinished basement (6,361 SF) that contains the mechanical systems and room for storage. The property is made up of two parcels totaling 10.457 acres. The major parcel is 8.1443 acres and the minor parcel is 2.296 acres. The building was constructed across the property line of the two parcels. A combination plat needs to be approved and recorded in the City of Roanoke to consolidate the two parcels. There is room on the 2.296 acre parcel to expand the building or could be developed.

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

**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

# PROPERTY HIGHLIGHTS

3631 PETERS CREEK ROAD, ROANOKE, VA 24019

SIZE (SF):	58,690 total; 26,615 per finished floor
ACREAGE:	9.4
ZONING:	CLS
PARKING:	9 handicapped; 240 standard
YEAR BUILT:	1983
FLOORS:	2 with partial basement
ROOF:	Flat membrane; installed in 2003
STRUCTURE:	Steel frame with brick veneer
ELEVATORS:	New Thyssenkrupp unit installed in 2019
COOLING/ HEATING:	Exterior Chiller; 10 ton and 3 ton Trane units on roof; 3 boilers in basement
HVAC CONTROLS:	Trance Tracer System Controller
UTILITIES:	Columbia gas, AEP electricity, City of Roanoke water and sewer service (2019 total \$94K)
LIFE SAFETY:	Fire panel, security panel, horn strobes, fire pull stations, exit signs that are all up to code
SPRINKLERS:	Wet system except for a Halon system in the secure technology room
GENERATOR:	Runs entire building except for HVAC; diesel powered Caterpillar 350KW



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

PROPERTY HIGHLIGHTS | 3

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

**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

# PROPERTY SUMMARY

3631 PETERS CREEK ROAD, ROANOKE, VA 24019



## OFFERING SUMMARY

Sale Price:	Contact agents for pricing
Building Size:	58,690 SF

## PROPERTY HIGHLIGHTS

- Centrally located within the urban city of Roanoke
- Building offers 10 conference rooms, 32 enclosed private offices (including the executive suites), 28 additional management offices (not fully enclosed), and 51 cubicle workstations
- 58,690 SF (26,165 SF each floor) unfinished basement (6,361 SF) that contains the mechanical systems and room for storage
- Dedicated and secure IT room
- Full backup power generator
- Ample surface parking - 9 handicapped and 240 standard

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

**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

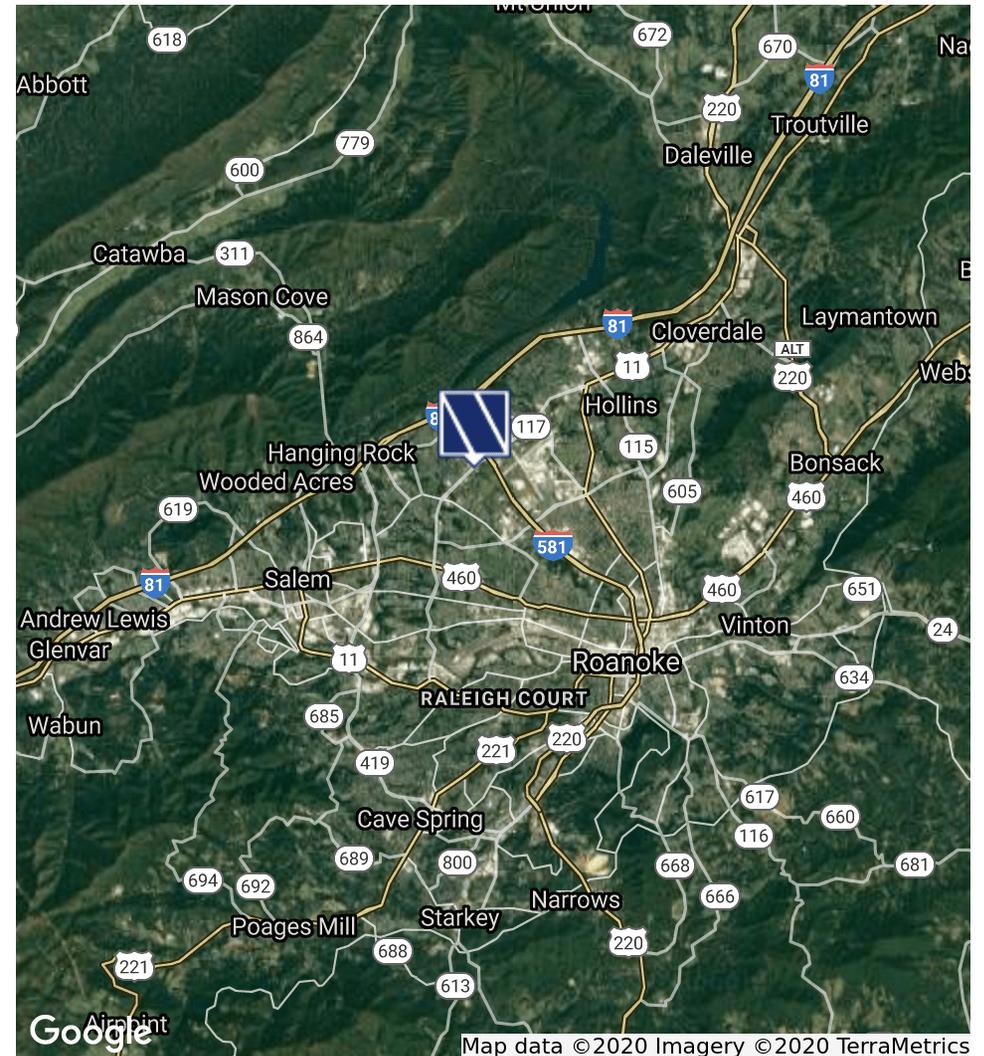
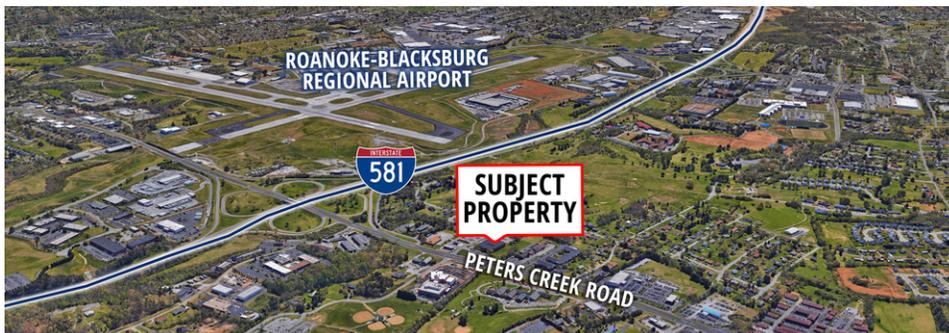
NSHOR@SLNUSBAUM.COM

# LOCATION MAPS

3631 PETERS CREEK ROAD, ROANOKE, VA 24019

## LOCATION DESCRIPTION

Located at the signalized intersection of Peters Creek Road and Northside High School, this property is in a central location that is 2.8 miles from the airport, 5.5 miles from Downtown, 0.35 miles from the interchange of I-581 and 1.4 miles from I-81. The office is surrounded by residential neighbors, major shopping, schools, churches, office parks, airport support services and industrial parks. The Kroger Fuel Center which is located on approximately one (1) acre of the Office property will be excluded from the sale. The net acreage for sale is approximately 9.4 acres.



FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

**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

# EXTERIOR PHOTOS

3631 PETERS CREEK ROAD, ROANOKE, VA 24019



Building Exterior



Rear Parking Lot



North Side Patio



South Lawn

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

EXTERIOR PHOTOS | 6

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

**FENTON CHILDERS**

COMMERCIAL BROKERAGE

804.944.9265

C. 540.580.4073

FCHILDERS@SLNUSBAUM.COM

**NATHAN SHOR**

SENIOR VICE PRESIDENT

804.944.2399

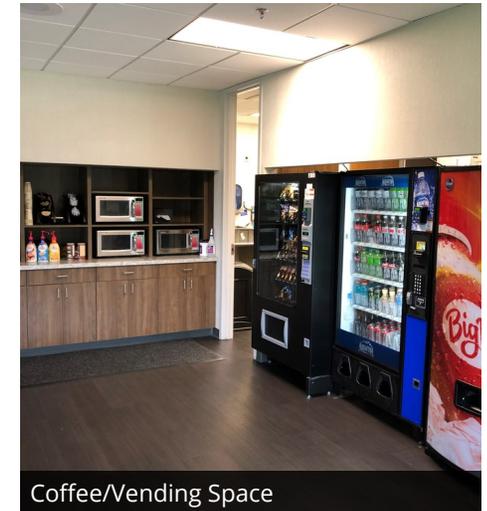
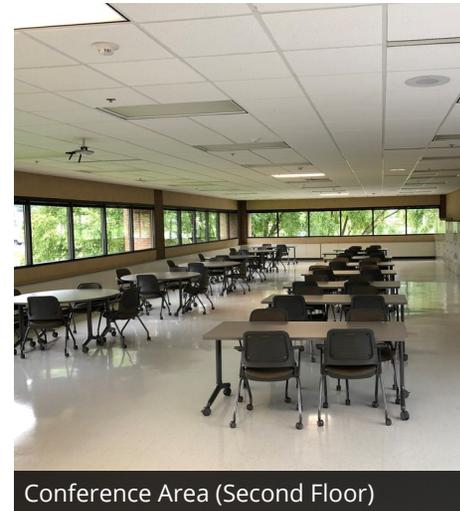
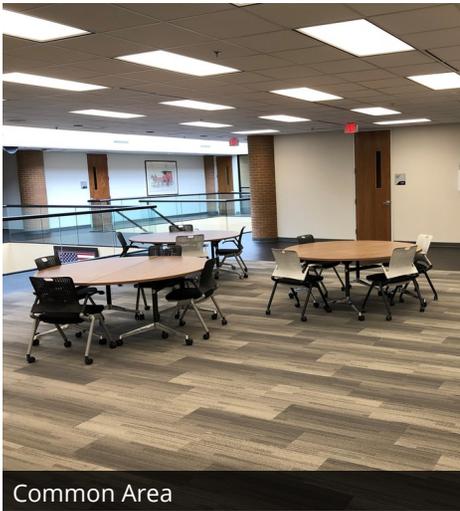
C. 804.539.7404

NSHOR@SLNUSBAUM.COM

# INTERIOR PHOTOS

3631 PETERS CREEK ROAD, ROANOKE, VA 24019

 **S.L. NUSBAUM Realty Co.**  
Since 1906.



**S.L. NUSBAUM REALTY CO.** | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | [SLNUSBAUM.COM](http://SLNUSBAUM.COM)

INTERIOR PHOTOS | 7

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

[ANEWMAN@SLNUSBAUM.COM](mailto:ANEWMAN@SLNUSBAUM.COM)

**FENTON CHILDERS**

COMMERCIAL BROKERAGE

804.944.9265

C. 540.580.4073

[FCILDERS@SLNUSBAUM.COM](mailto:FCILDERS@SLNUSBAUM.COM)

**NATHAN SHOR**

SENIOR VICE PRESIDENT

804.944.2399

C. 804.539.7404

[NSHOR@SLNUSBAUM.COM](mailto:NSHOR@SLNUSBAUM.COM)

# INTERIOR PHOTOS

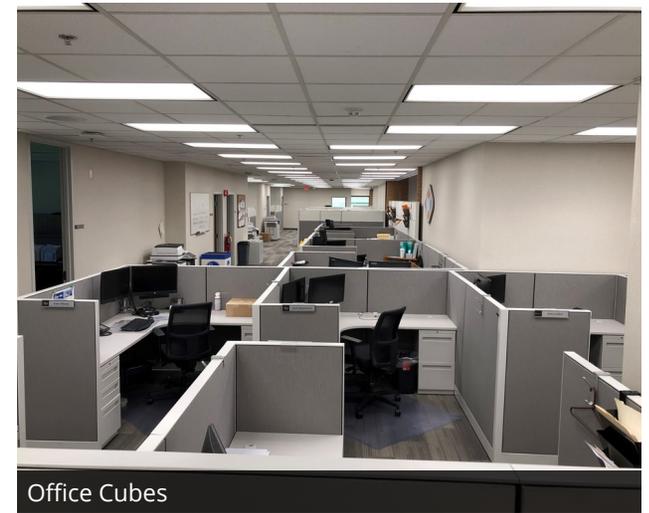
3631 PETERS CREEK ROAD, ROANOKE, VA 24019



Office Cubes



East Corridor



Office Cubes



Large Conference Room



Connecting Conference Room

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

INTERIOR PHOTOS | 8

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

**FENTON CHILDERS**

COMMERCIAL BROKERAGE

804.944.9265

C. 540.580.4073

FCHILDERS@SLNUSBAUM.COM

**NATHAN SHOR**

SENIOR VICE PRESIDENT

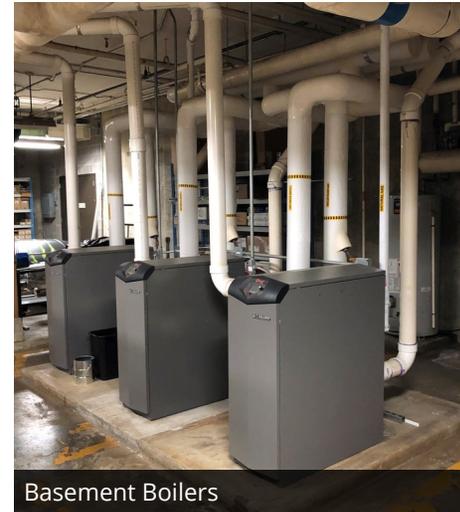
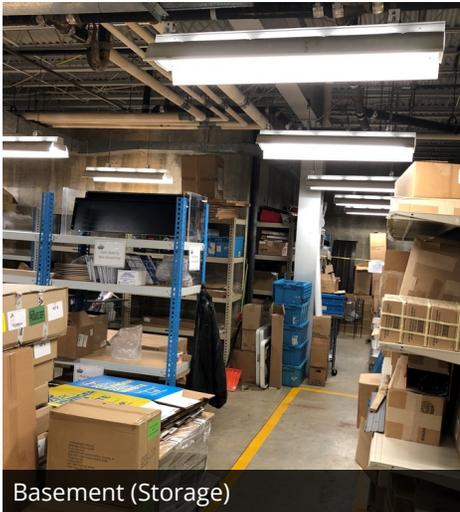
804.944.2399

C. 804.539.7404

NSHOR@SLNUSBAUM.COM

# INTERIOR PHOTOS

3631 PETERS CREEK ROAD, ROANOKE, VA 24019



**S.L. NUSBAUM REALTY CO.** | 7200 GLEN FOREST DRIVE, SUITE 300, RICHMOND, VA 23226 | 804.320.7600 | [SLNUSBAUM.COM](http://SLNUSBAUM.COM)

INTERIOR PHOTOS | 9

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

[ANEWMAN@SLNUSBAUM.COM](mailto:ANEWMAN@SLNUSBAUM.COM)

**FENTON CHILDERS**

COMMERCIAL BROKERAGE

804.944.9265

C. 540.580.4073

[FCILDERS@SLNUSBAUM.COM](mailto:FCILDERS@SLNUSBAUM.COM)

**NATHAN SHOR**

SENIOR VICE PRESIDENT

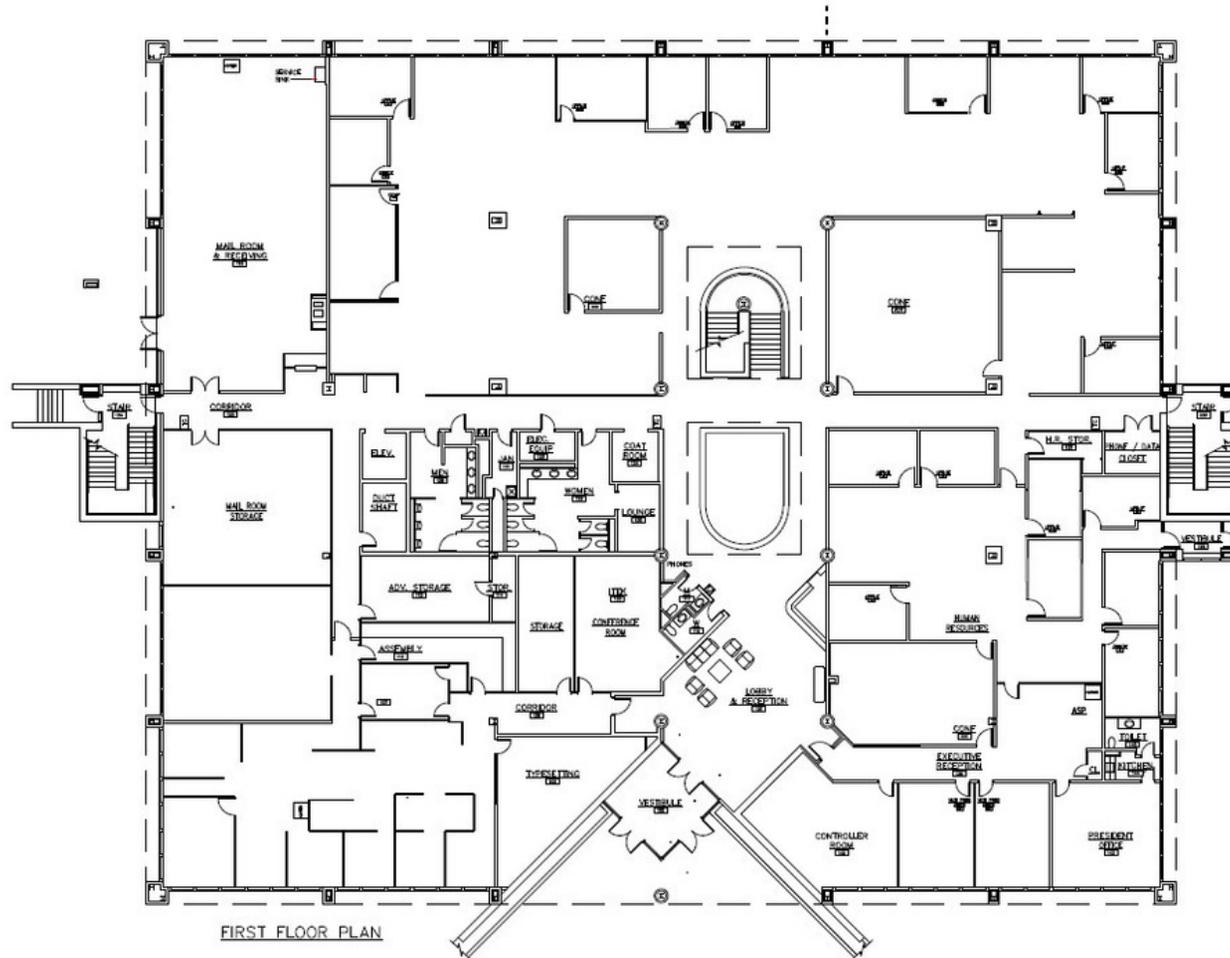
804.944.2399

C. 804.539.7404

[NSHOR@SLNUSBAUM.COM](mailto:NSHOR@SLNUSBAUM.COM)

# FIRST FLOOR PLANS

3631 PETERS CREEK ROAD, ROANOKE, VA 24019



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

FIRST FLOOR PLANS | 10

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

**FENTON CHILDERS**

COMMERCIAL BROKERAGE

804.944.9265

C. 540.580.4073

FCHILDERS@SLNUSBAUM.COM

**NATHAN SHOR**

SENIOR VICE PRESIDENT

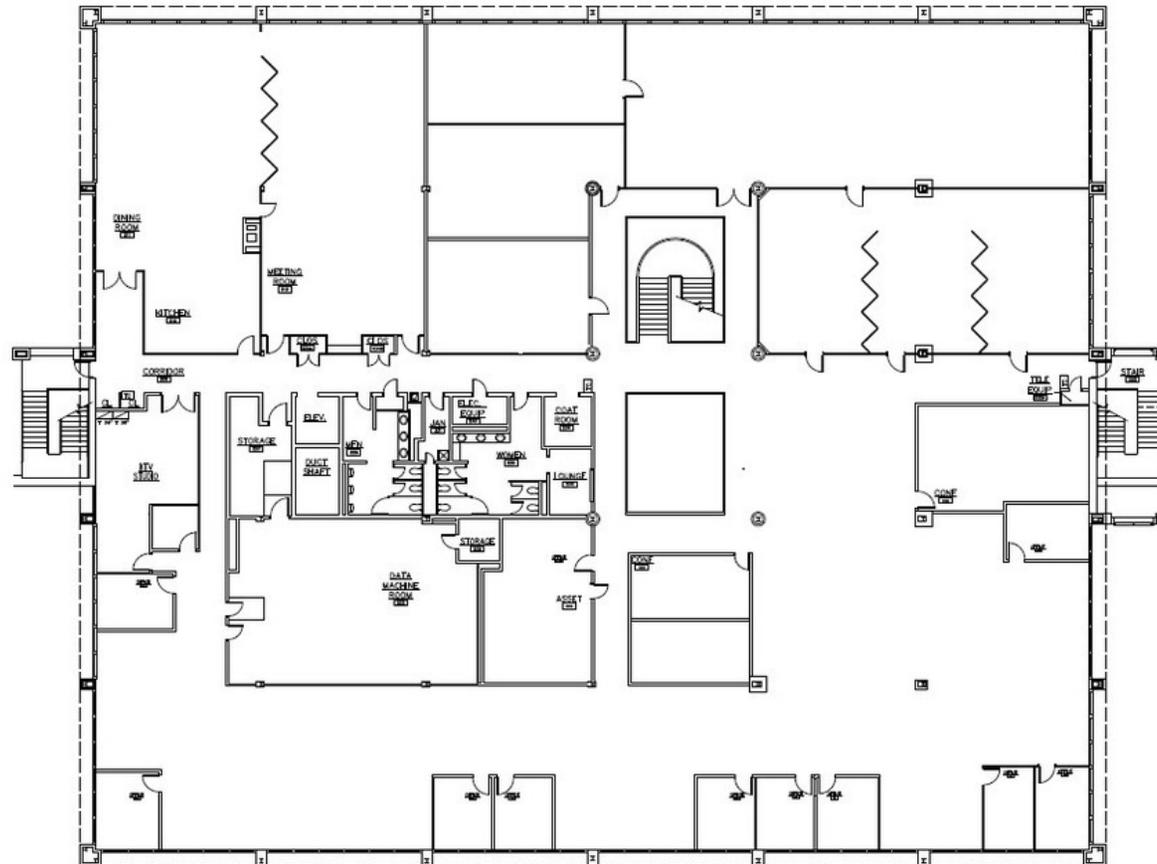
804.944.2399

C. 804.539.7404

NSHOR@SLNUSBAUM.COM

# SECOND FLOOR PLANS

3631 PETERS CREEK ROAD, ROANOKE, VA 24019



SECOND FLOOR PLAN

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

**FENTON CHILDERS**

COMMERCIAL BROKERAGE

804.944.9265

C. 540.580.4073

FCHILDERS@SLNUSBAUM.COM

**NATHAN SHOR**

SENIOR VICE PRESIDENT

804.944.2399

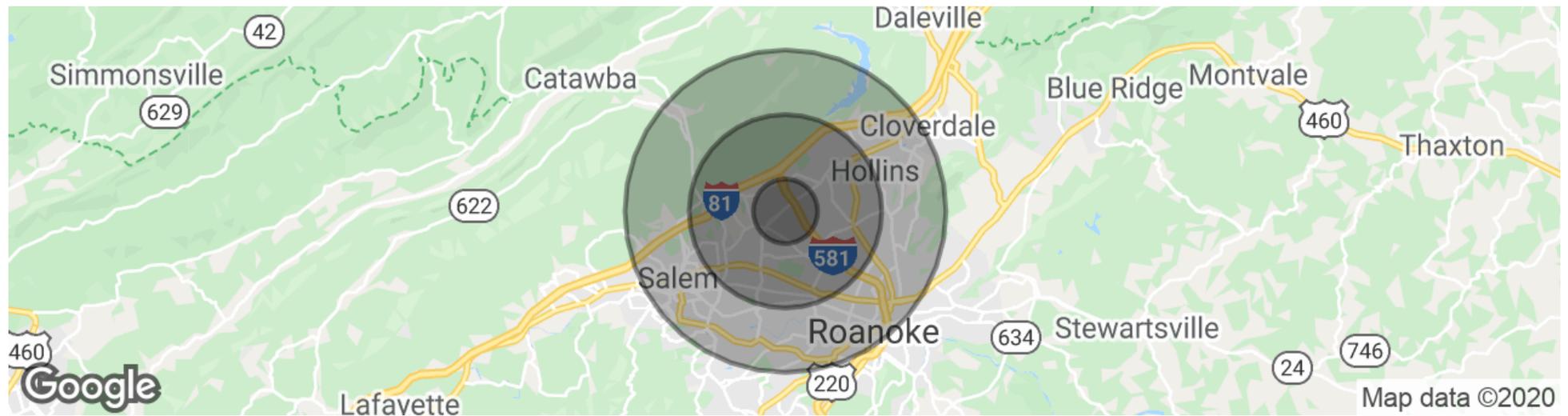
C. 804.539.7404

NSHOR@SLNUSBAUM.COM

# DEMOGRAPHICS MAP & REPORT



3631 PETERS CREEK ROAD, ROANOKE, VA 24019



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,035	46,447	111,670
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,620	19,226	46,827
Average HH Income	\$69,201	\$60,737	\$63,569

\* Based on 2020 ESRI data

FOR MORE INFORMATION, PLEASE CONTACT:

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT

804.944.9270

C. 804.869.3492

ANEWMAN@SLNUSBAUM.COM

**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

# CONTACT US

**AUSTIN NEWMAN, SIOR**

VICE PRESIDENT  
804.944.9270  
C. 804.869.3492  
ANEWMAN@SLNUSBAUM.COM

**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.

