



THALHIMER

RETAIL FOR LEASE
Ruritan Shoppes

1423 W Ruritan Road | Roanoke, VA 24012

NOW PRE-LEASING!



For more information, contact:

John K. Nielsen
Senior Vice President
540 767 3009
john.nielsen@thalhimer.com

Jessica Gauldin
Senior Associate
540 767 3006
jessica.gauldin@thalhimer.com

Wells Fargo Tower
10 S. Jefferson Street, Suite 1750
Roanoke, VA 24011
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express 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.

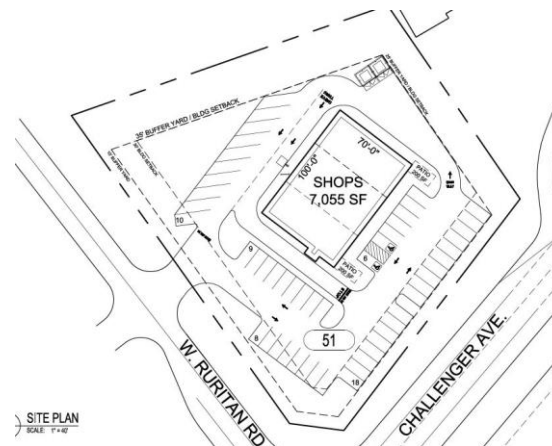


Property Features

- 1.45 AC | Up to 7,055 SF
- Hard corner signalized intersection
- Strong household income
- Drive-thru opportunity
- Heavy commuter traffic on “AM” side of road
- 40,000 vehicles per day

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,665	32,803	93,352
No. of Households	1,451	13,834	39,192
Avg. HH Income	\$84,169	\$67,234	\$58,679
Daytime Population	3,786	13,494	81,684



For more information, contact:

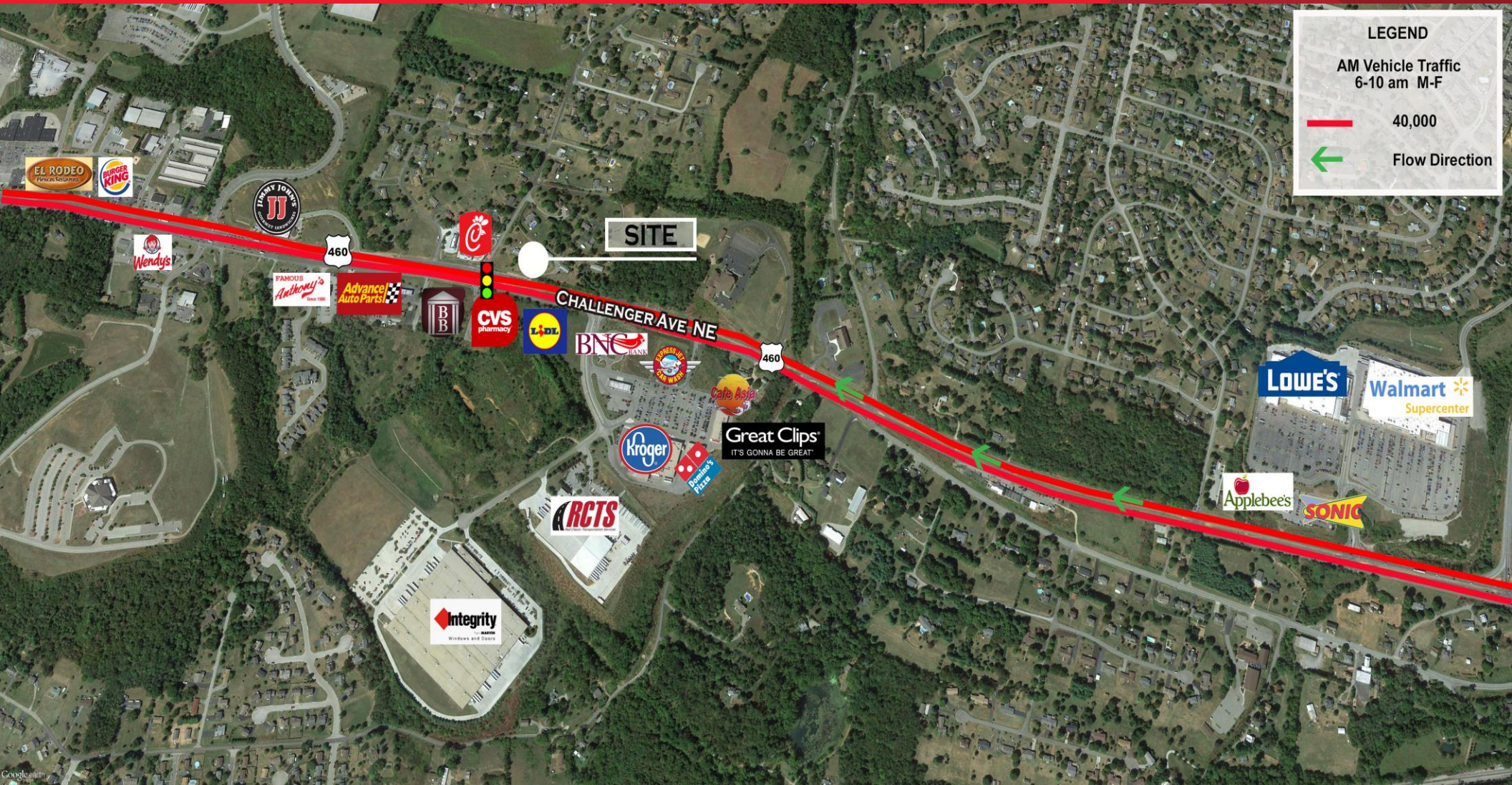
John K. Nielsen
Senior Vice President
540 767 3009
john.nielsen@thalhimer.com

Jessica Gauldin
Senior Associate
540 767 3006
jessica.gauldin@thalhimer.com

Wells Fargo Tower
10 S. Jefferson Street, Suite 1750
Roanoke, VA 24011
www.thalhimer.com

RETAIL FOR LEASE Ruritan Shoppes

1423 W Ruritan Road | Roanoke, VA 24012



LEGEND

AM Vehicle Traffic
6-10 am M-F

— 40,000

← Flow Direction

For more information, contact:

John K. Nielsen
Senior Vice President
540 767 3009
john.nielsen@thalhimer.com

Jessica Gauldin
Senior Associate
540 767 3006
jessica.gauldin@thalhimer.com

Wells Fargo Tower
10 S. Jefferson Street, Suite 1750
Roanoke, VA 24011
www.thalhimer.com