



**THALHIMER**

RETAIL FOR LEASE

Former Automotive Dealership

3130 Franklin Road SW | Roanoke, VA 24014



For more information, contact:

**PRICE GUTSHALL**

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**JOHN K. NIELSEN**

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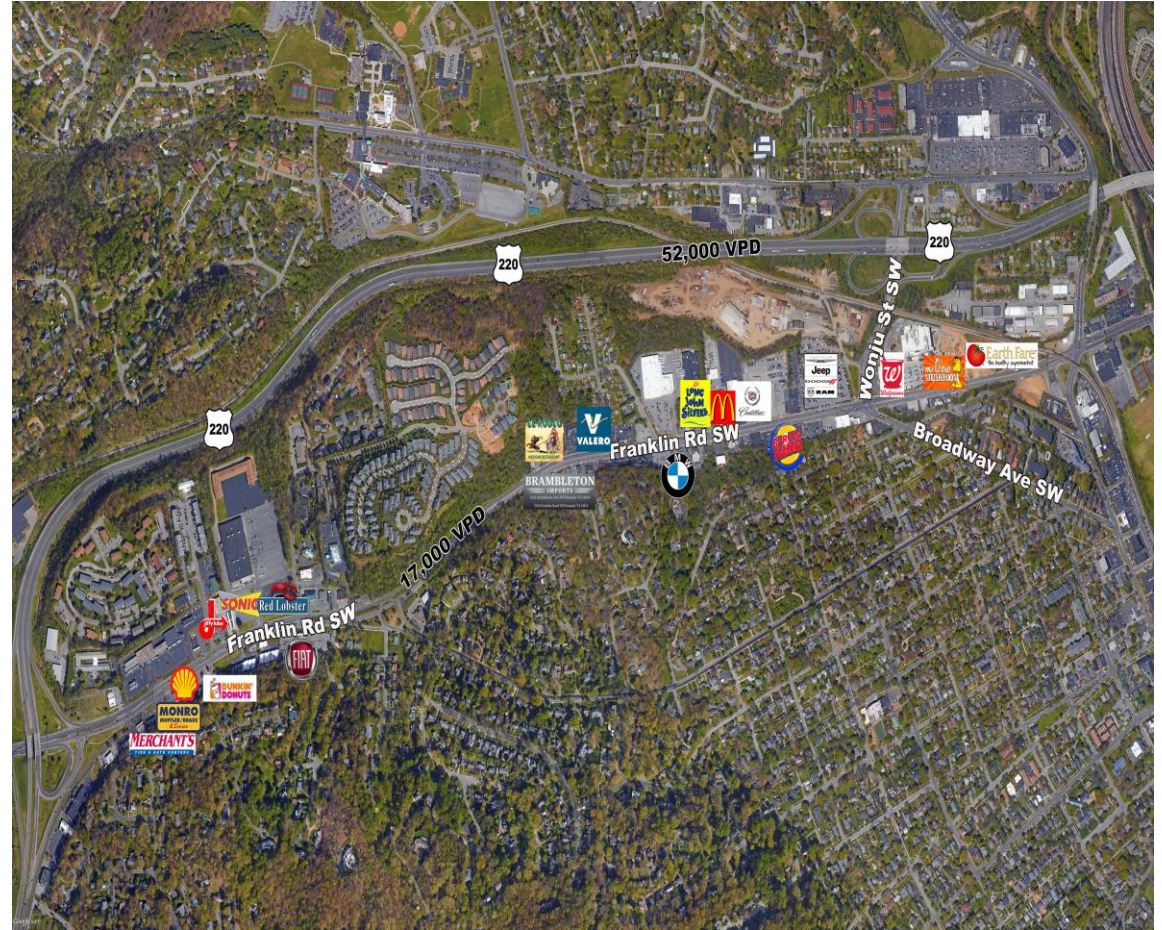
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**Property Features**

- Former automotive dealership on Franklin Road SW with high visibility
- 427.68' of frontage on the Franklin Rd
- 17,000 VPD on Franklin Rd; 52,000 VPD on Rt 220
- 15,573 SF main sales and service building with large show room, sales offices, service area and drive-in service reception area
- Eight (8) overhead insulated drive-in doors into service area and four (4) 8-foot wide overhead doors into service reception area
- 2,335 SF detached service/detail building with five drive in doors – Zoned CG
- 2.765 AC
- Remodeled and addition in 1997, multiple upgrades and painting in 2016
- 120 striped parking spaces

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	6,928	65,030	133,898
No. of Households	3,493	29,464	58,975
Avg. HH Income	\$99,461	\$68,930	\$63,643
Daytime Population	5,184	78,297	117,917



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