FOR LEASE

1,200 SF AVAILABLE

BLUE HILLS VILLAGE

3621 BLUE HILLS VILLAGE
ROANOKE, VIRGINIA

GREAT LOCATION FOR RETAILERS

CUSHMAN & WAKEFIELD | THALHIMER

PROPERTY HIGHLIGHTS

- 1,200 SF second generation restaurant space available immediately | $20.00 PSF/YR NNN
- Located at gateway to Roanoke Centre for Industry and Technology (RCIT) – one of the region's premier industrial parks and major source of employment
- Recently opened 124,000 SF Amazon Fulfillment Center at RCIT
- Situated on Rt 460 Roanoke to Lynchburg corridor
- Lease rate $2,500 month / $21.43 SF
- Existing Tenant Roster: T&T Nails, Silver Shears Salon, Edward Jones, Adecco, Jersey's Mikes and Atomic Wings

Join Nearby Tenants

5-MILE DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,208	39,045	96,909
Daytime Population	4,574	34,989	119,848
Avg. HH Income	$100,116	$58,964	$53,535

PROPERTY
SITE PLAN

PROPERTY
AERIAL

CONTACT INFORMATION

WYATT POATS
Vice President
540 767 3008
wyatt.poats@thalhimer.com

CUSHMAN & WAKEFIELD | THALHIMER

Thalhimer
310 First Street, Suite 300
Roanoke, VA 24011
thalhimer.com

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

Cushman & Wakefield | Thalhimer © 2026. 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.