



FOR SALE
Sam's Club Outlot
 1455 Towne Square Blvd
 Roanoke, VA 24012

**ROANOKE-BLACKSBURG
 REGIONAL AIRPORT**

+/- 1.28 ACRE PARCEL AVAILABLE *



**PROPOSED
 OUTLOT
 LOCATION**

SITE

For more information, contact:

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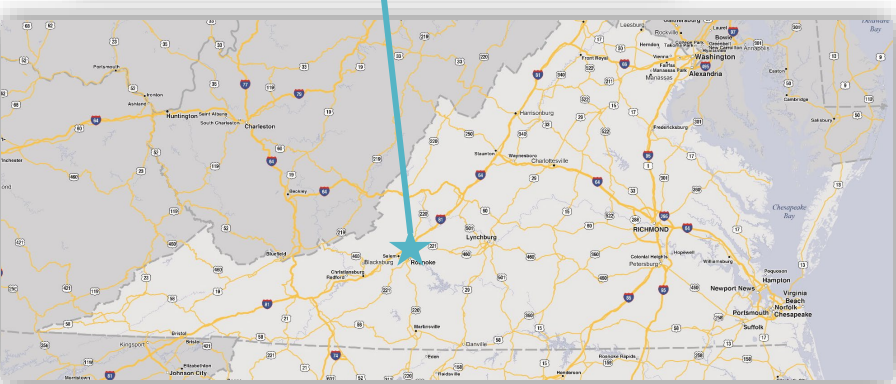
** The proposed outlot area herein is not to be considered an accurate representation of any kind by Sam's Club, its affiliates, employees, agents or sub-agents and is subject to change or revocation. Any transaction is subject to Sam's Club approval and the parties' subsequent execution of a mutually acceptable Agreement of Sale.*

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

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County	Roanoke
Zoning	CLS
Lot Size	Approximately 1.28 Acres *

Demographics			
	1 Mile	3 Miles	5 Miles
Population	4,490	57,568	122,041
No. of Households	1,974	24,578	53,245
Avg. HH Income	\$54,966	\$56,717	\$63,960
Employees	6,157	31,531	107,606



- Fantastic visibility
- Regional trade area
- Located in the heart of Roanoke's Valley View shopping district
- Co-tenancy with Sam's Club, Marshall's, Bed, Bath & Beyond, Ross Stores, Petco and Five Below
- Surrounding retail includes Kroger and Lowe's
- Surrounding restaurants include Popeye's, Golden Corral, McDonald's, Cook Out, Krispy Kreme and Taco Bell
- Adjacent to Roanoke-Blacksburg Regional Airport
- Easy access to Hershberger, Valley View Boulevard and I-581