



THALHIMER

**REDEVELOPMENT
OPPORTUNITY**



6520 THIRLANE ROAD
ROANOKE, VIRGINIA

OFFERING CONDITIONS

THE OFFERING

The offering, herein referred to as the “Property”, is comprised of the following tax parcel in the County of Roanoke, Virginia:

A.) Parcel ID 037.10-01-10.00-0000 – 6520 Thirlane Road, Roanoke, VA 24019

TOUR DATES

Property Tours are to be scheduled directly with Broker with a minimum of 48 hours advance notice.

OFFERING PROCESS

Offers should be in the form of a Letter of Intent (LOI) and at minimum include: Price, Earnest Money, Due Diligence Time Period, and Closing Period.

Send offers via email to:

clay.taylor@thalhimer.com

LISTING AGENT

CLAY TAYLOR, CCIM

Senior Vice President

+1 804 819 9948

clay.taylor@thalhimer.com



THALHIMER

OPPORTUNITY HIGHLIGHTS



Redevelopment opportunity for 120-key former budget hotel



3.345-acre site with over 80 parking spaces and almost 300 feet of direct frontage on Peters Creek Road



Regional employment at an all time high



Proven market for hospitality adaptive reuse



High growth Roanoke MSA



EXECUTIVE SUMMARY

Cushman & Wakefield | Thalhimer, as sole representative of the Owner, is pleased to present 6520 Thirlane Road, a redevelopment opportunity for a former 120-key budget hotel in Roanoke, Virginia.

Situated on a 3.345 acre site with over 80 parking spaces and almost 300 feet of direct frontage on Peters Creek Road, one of Roanoke's primary connector arterials, the property is located 10 minutes from downtown Roanoke with direct connectivity to Interstate 581 and convenient access to key lifestyle amenities and area employers.

6520 Thirlane includes a total gross building area of 43,465 SF, including two 60-key buildings with two stories and 20,072 SF each. Both buildings have been reroofed within the past five years. Additionally, there is a 3,331 SF office building on site. All public utilities are available, and the property offers flexible potential for adaptive reuse or ground up redevelopment with a wide variety of uses permitted by right. Due to restrictions, the Property cannot continue to operate as a budget hotel.

Roanoke is in period of rapid economic growth. From May 2020 through May 2023, 20,500 jobs were added, bringing regional employment to 165,800, an all-time high. Within the North Roanoke County submarket, 6520 Thirlane stands to benefit tremendously from the recently announced \$87 million expansion of the existing Wells Fargo corporate facility, the region's second largest employer, which will add 1,100 additional jobs and is located less than 4 miles from the property.

The area is served by multiple economic growth engines including Carilion Clinic, which currently employs more than 13,200 and is the MSA's largest employer, as well as the Fralin Biomedical Research Institute at Virginia Tech Carilion and the Virginia Tech Carilion School of Medicine, all of which are rapidly transforming the region "from trains to brains" and attracting thousands of top researchers, physicians, faculty, students, and medical professionals. Thanks to the concerted efforts of community leaders at these public and private institutions, more than \$1 billion in capital has been invested in research and medical facilities and programs in Roanoke within the last decade.

The strength and growth of the Roanoke economy has correlated with a steep increase in demand for rental housing in the region. Annual rent growth for the overall market has averaged 4.19% since 2016 with stable, continued rent growth following a post-pandemic surge of 12.00% in 2021. Stabilized occupancy remains above 95% as of Q3 2023, evidencing Roanoke's resilience and expanding rental demand throughout the region. Recently, the market has absorbed two major hotel redevelopment conversions, including the View at Blue Ridge Commons with 338 luxury apartment units, which formally operated under the Sheraton flag, and now fetches asking rents averaging \$1.60 PSF for its spacious floor plans. More recently, the Heights at Gateway Park opened as a conversion of a former Days Inn, offering 88 apartments with rental rates above \$2.00 PSF, among the highest in the region.

Proven Hospitality Conversions



View at Blue Ridge Commons

Former Sheraton
338 Luxury Apartments
\$1.60 PSF Asking Rents



Heights at Gateway Park

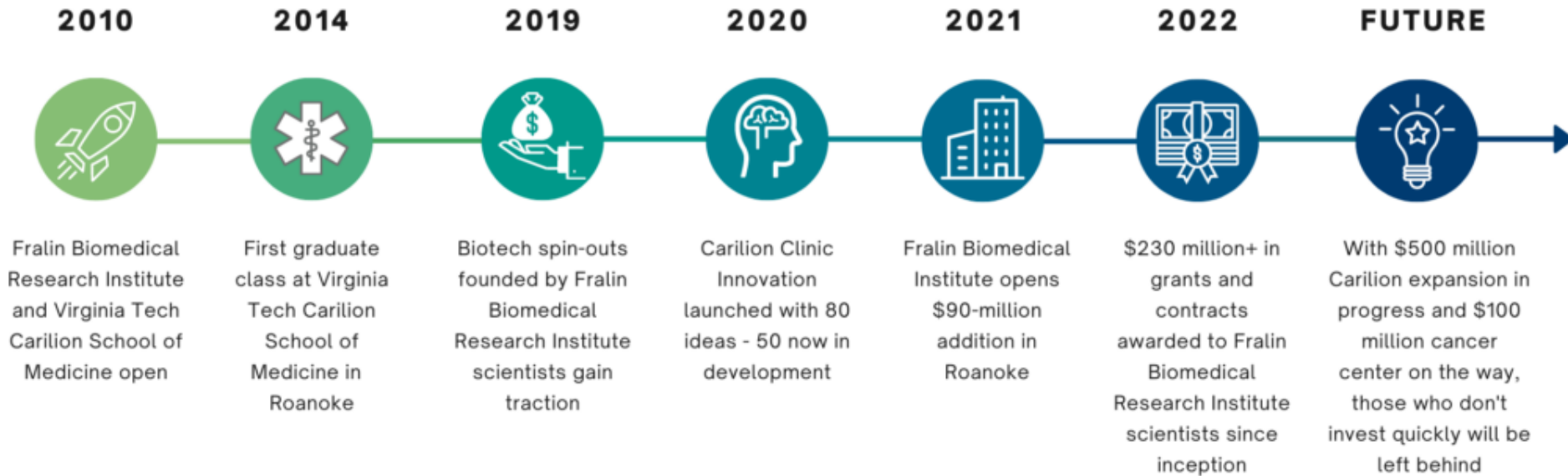
Former Days Inn
88 Luxury Apartments
\$2.00 PSF Asking Rents

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MORE THAN \$1 BILLION HAS BEEN INVESTED IN FACILITIES AND PROGRAMS IN ROANOKE OVER THE PAST DECADE.

ROANOKE REGION OF VIRGINIA INNOVATION CORRIDOR

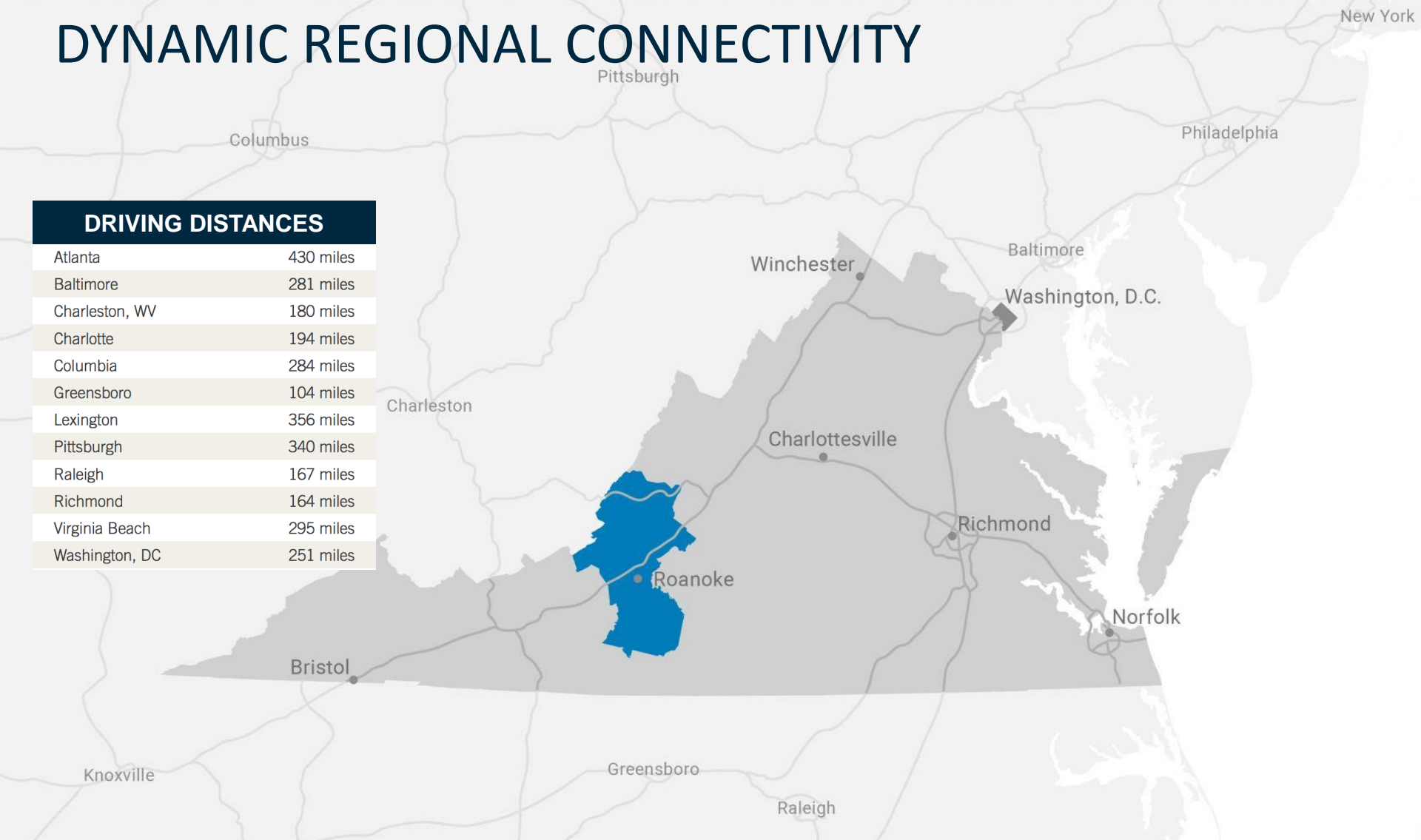
A 10-Year Transformation into a Burgeoning BioTech Hub



DYNAMIC REGIONAL CONNECTIVITY

DRIVING DISTANCES

Atlanta	430 miles
Baltimore	281 miles
Charleston, WV	180 miles
Charlotte	194 miles
Columbia	284 miles
Greensboro	104 miles
Lexington	356 miles
Pittsburgh	340 miles
Raleigh	167 miles
Richmond	164 miles
Virginia Beach	295 miles
Washington, DC	251 miles



Roanoke-Blacksburg Regional Airport



Roanoke Amtrak Service



Interstates 81 & 581



DIVERSE EMPLOYMENT

Leading Employers in the Roanoke Region

COMPANY	INDUSTRY	EMPLOYEES
Carilion Clinic	Health Care	10,000+
Wells Fargo Bank	Banking	1,000-2,999
HCA Health System	Health Care	1,000-2,999
Kroger	Regional Headquarters & Retail	1,000-2,999
Walmart	Retail	1,000-2,999
UPS	Logistics	1,000-2,999
WestRock	Manufacturing (paper)	1,000-2,999
Altec Industries	Manufacturing (Utility vehicles)	1,000-2,999
Ply Gem Lineal	Manufacturing (Windows)	500-999
Advance Auto	Retail and Office	500-999
Food Lion	Retail	500-999
Lowe's Home Centers	Retail	500-999
Yokohama Tire Corp	Manufacturing(Tires)	500-999
Friendship Retirement Community	Retirement Community	500-999
Elbit Systems	Manufacturing(Night Vision/Optical)	500-999
Anthem	Insurance/Customer Service	500-999
Roanoke College	Higher Education	500-999
Metalsa	Manufacturing (vehicle frames)	500-999
Carter Machinery	Heavy Equipment Sales/Service	250-499
Trinity Packaging Corporation (ProAmpac)	Manufacturing (Plastics/Packaging)	250-499
Integrity Windows (Marvin)	Manufacturing (Windows)	250-499
Richfield Living	Health Care	250-499



Industry Composition

INDUSTRY	PERCENTAGE
Health Care & Social Assistance	17.80%
Retail Trade	10.80%
Manufacturing	10.30%
Accommodations & Food Services	7.30%
Educational Services	7.00%
Construction	6.50%
Transportation & Warehousing	5.50%
Admin. Support, Waste & Remediation	5.30%
Professional, Scientific, & Tech Service	5.20%
Other Services	4.80%
Remaining Industries	19.50%

SURROUNDING RETAIL



TAX MAP OVERVIEW



SITE AERIAL



PROPERTY INFORMATION

BUILDING SUMMARY

Total Rooms	120
Buildings	3
Year Built	1976
Gross Building Area	43,465 SF
Building A	A two-story ±20,072 SF building
Building B	A two-story ±20,072 SF building
Building C	A one-story ±3,331 SF building
Foundation	Crawl Space
Floor Covering	Vinyl Plank & Carpet
Exterior Walls	Stucco / Veneer
Other Improvements	Pool & Monument Road Sign
Roofs	Asphalt Shingles

SITE SUMMARY

Property Location	Roanoke, Virginia
County	Roanoke County
Zip Code	24019
Zoning	C2- High Intensity Commercial
Parcel ID Number	037.10-01-10.00-0000
Total Land Area (Acres)	3.345
Parking	Paved Surface Parking: +/- 83 Parking Spaces
Flood Zone (Y/N)	No



C-2 Zoning: Permitted Uses

Residential Uses

Accessory Apartment *
Home Beauty/Barber Salon *
Home Occupation, Type I *
Multi-Family Dwelling *
Two-Family Dwelling *

Civic Uses

Administrative Services
Clubs
Cultural Services
Day Care Center *
Educational Facilities, College/University
Educational Facilities, Primary/Secondary *
Family Day Care Home *
Guidance Services
Halfway House *
Park and Ride Facility *
Post Office
Public Assembly
Public Parks and Recreational Areas *
Safety Services *
Utility Services, Minor

Office Uses

Financial Institutions *
General Office
Medical Office
Laboratories

Commercial Uses

Agricultural Services *
Antique Shops
Automobile Dealership *
Automobile Repair Services, Minor *
Automobile Rental/Leasing
Automobile Parts/Supply, Retail *
Bed and Breakfast *
Boarding House
Business Support Services
Business or Trade Schools *
Commercial Indoor Amusement
Commercial Indoor Entertainment
Commercial Indoor Sports and Recreation
Commercial Outdoor Entertainment
Commercial Outdoor Sports and Recreation
Communications Services
Construction Sales and Services *
Consumer Repair Services
Convenience Store *
Fuel Center*
Funeral Services
Garden Center *
Gasoline Station *
Hospital
Hotel/Motel/Motor Lodge
Kennel, Commercial *
Pawn Shop
Personal Improvement Services

Commercial Uses (Contd.)

Personal Services
Restaurant, Drive-in or Fast Food *
Restaurant, General
Retail Sales
Short-term Rental *
Studio, Fine Arts
Veterinary Hospital/Clinic

Industrial Uses

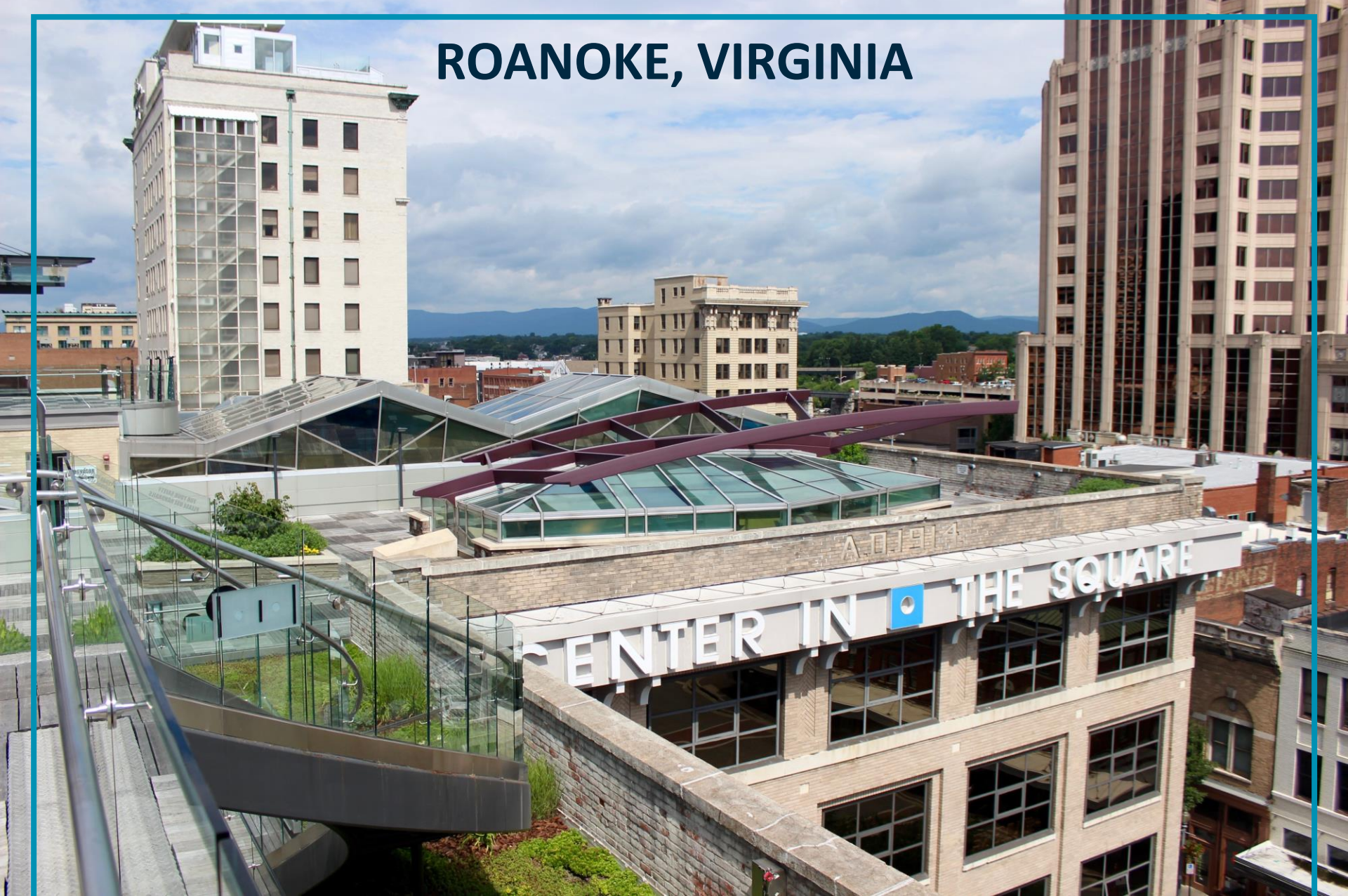
Recycling Centers and Stations *

Miscellaneous Uses

Amateur Radio Tower *
Parking Facility *

These uses are permitted by right in Roanoke County's C-2 zoning district. An asterisk () indicates additional, modified or more stringent standards for those specific uses.*

ROANOKE, VIRGINIA



ROANOKE MSA OVERVIEW

Roanoke is well positioned in Southern Virginia with incredible regional access to key markets in the Mid- Atlantic and Southeast. Residents and businesses alike benefit from the MSAs location along the I-81 Corridor, which connects Roanoke to major MSAs across the East Coast. Roanoke also has easy access to Blacksburg, VA and shares many synergies with Virginia Polytechnic Institute and State University (Virginia Tech), including the Virginia Tech Carilion School of Medicine, which was established in Roanoke in 2007 as a public- private partnership with the Carilion Health System and became an official college of the University in 2018. The partnership between Carilion and Virginia Tech will eventually include moving 500 to 1,000 undergraduate and graduate students to the area and construction of a new \$67MM building that doubles the size of the existing research institute in this location.



The greater Roanoke Valley has become a healthcare hub for Southwest Virginia, led by four large hospitals. The Carilion Health System, which currently employs 13,200 people, was founded in Roanoke and includes the 703-bed Carilion Roanoke Memorial Hospital, which is one of the largest hospitals in the state and the region's only Level I Trauma Center. Over the next seven years, Carilion is planning to invest more than \$1 billion in the region through multiple projects, including a seven-floor, 500,000 SF expansion to Carilion Roanoke Memorial that is currently underway. Virginia Tech plans to invest an additional \$100MM over the next 8-years to create a unique "innovation district," which is expected to spur additional investment in the area.



Thanks to the concerted efforts of community leaders at these public and private institutions, the area is attracting thousands of top researchers, physicians, faculty, students, and medical professionals, and more than \$1 billion in capital has been invested in research and medical facilities and programs in Roanoke over the past decade.



Moody's projections for Roanoke show the overall regional economy is slated to grow 6.1% this year and 3.5% next year when adjusted for inflation. This is the fastest growth this market has seen in more than 15 years. Led by job growth and net inbound population migration, Moody's also reported a corresponding annual population growth rate from 2019 to 2022 that quadrupled the average annual rate over the previous decade.

KEY MARKET STATS



Since 2010, Roanoke City's population has grown by **3.1%**. Led by job growth and net inbound population migration, the annual population growth rate from 2019 to 2022 quadrupled the average annual rate over the previous decade.



From May 2020 through May 2023, **20,500** jobs were added in the Roanoke metro, bringing regional employment to **165,800**, an all-time high for the region.



Approximately **62%** of residents in the Roanoke MSA are employed in white collar professions.



Multifamily rents experienced a post-pandemic surge of **12.16%** in 2021 and have continued to increase through Q4 2023 with an annual growth above **4.00%** projected through 2027.



The stabilized multifamily vacancy rate for the Roanoke MSA has averaged under **5.00%** since 2016.



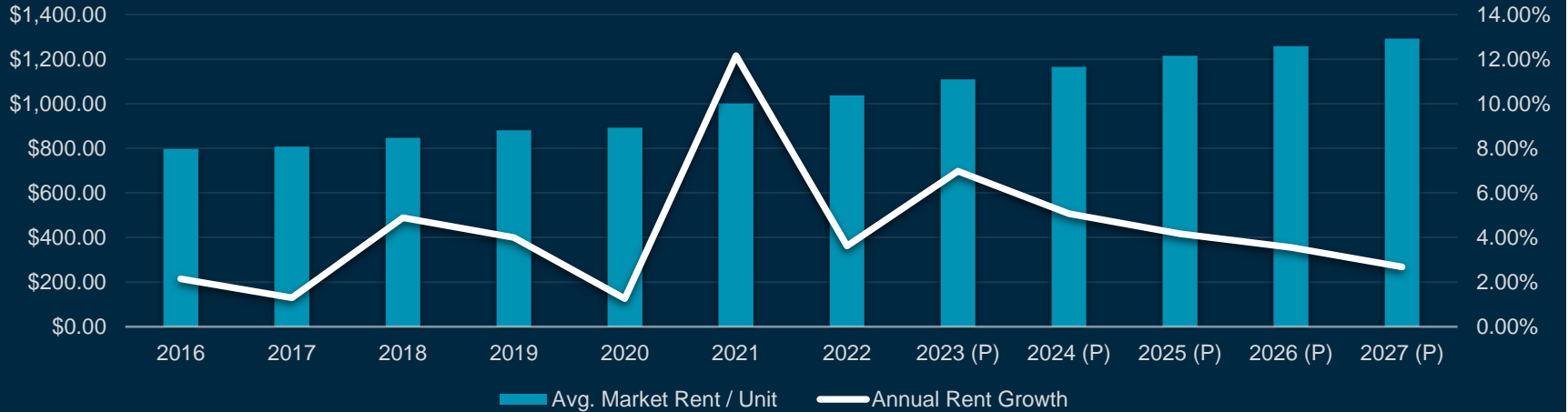
2023 DEMOGRAPHICS

	Roanoke MSA	Roanoke County
Population	316,264	97,927
Population Growth Since 2010	2.40%	6.00%
Projected Population Growth (2028)	0.20%	0.65%
Median Household Income	\$62,062.00	\$76,323.00
Median Age	44.6	46.2
Median Home Value	\$264,378.00	\$303,856.00
Bachelor's Degree Attainment	32.00%	39.70%
Percentage White Collar Workers	62.00%	68.00%

MULTIFAMILY RENTS & VACANCY

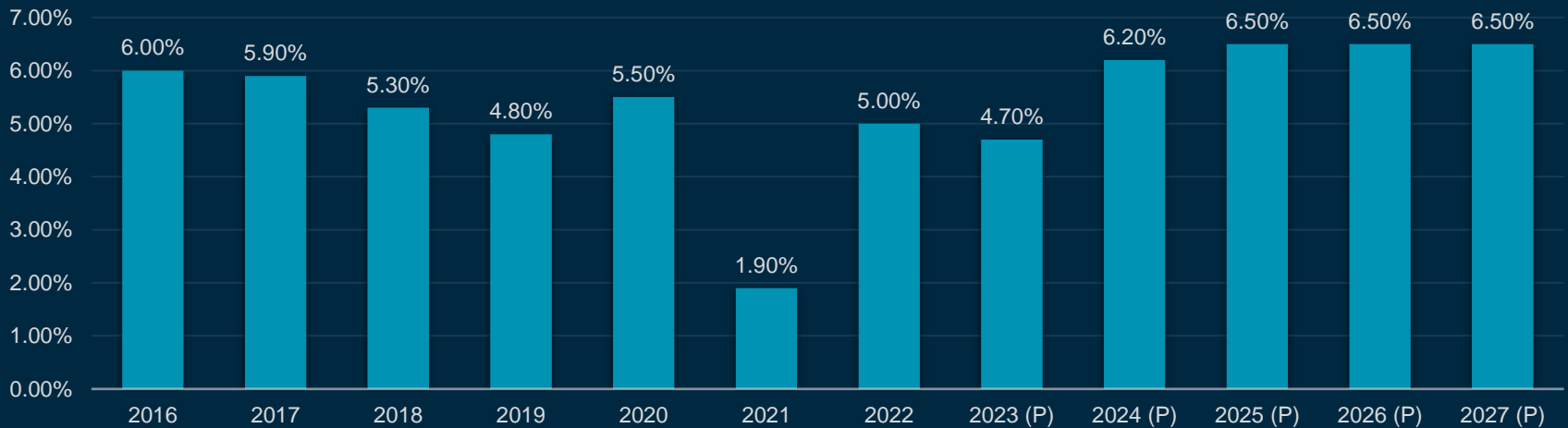
Source: Costar – Roanoke Market

Roanoke Market Market Rents & YoY Growth



Source: Costar – Roanoke Market

Roanoke Market Historic & Projected Vacancy



CONTACT



Clay Taylor, CCIM
Senior Vice President
+1 804 819 9948
clay.taylor@thalhimer.com