



JOIN THESE RETAILERS

JCPenney ★ macy's

ULTA
BEAUTY

BARNES & NOBLE

Red Robin
GOURMET BURGERS AND MORE

BUFFALO
WILD WINGS

belk

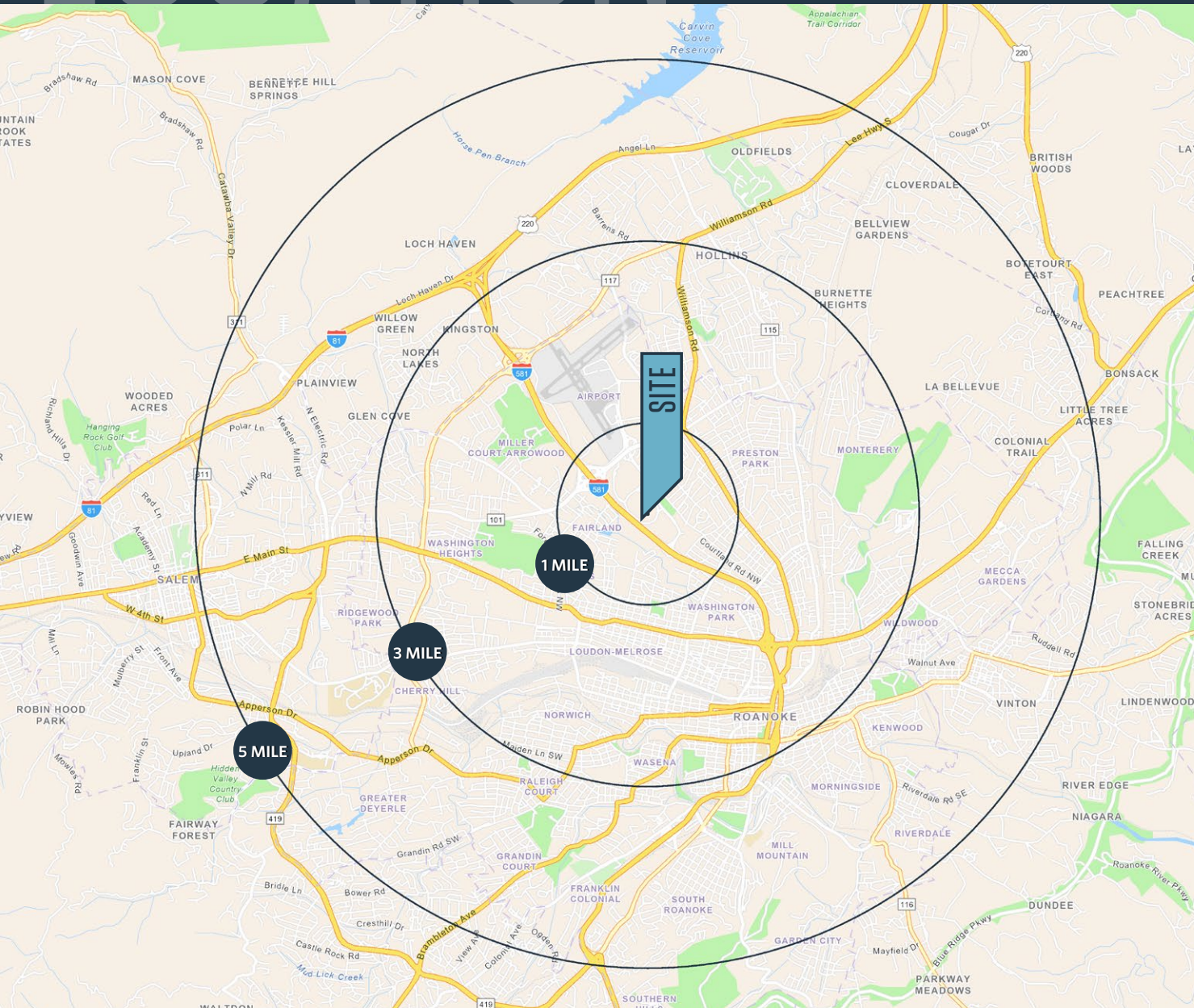
RETAIL FOR SUBLEASE

- Former Sears (two levels) total 156,331 SF that is positioned in the Roundhill neighborhood of Roanoke, Virginia.
- It is located near the interchange of I-581/US 220 with Hershberger Road in the northwest section of the city.
- Valley View Mall is an 836,445 square foot regional mall anchored by Macy's, JC Penney, Belk, and Barnes & Noble.
- Valley View Mall draws 4.5M annual customers.
- Property is available for long-term sublease.

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**PROPERTY HIGHLIGHTS:**

Former Sears (two levels) total 156,331 SF

Parcel Size: 12 acres

Zoning: CLS (Commercial Large Site)

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
7,877	72,710	144,977
Daytime Population		
9,776	87,253	173,131
Households		
3,336	31,309	63,349
Average HH Income		
\$69,684	\$63,916	\$79,316

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)**TRAFFIC COUNTS | 2023:**

Route 220	74,266 ADT
Hershberger Rd NW	46,357 ADT
Valley View Blvd	17,054 ADT

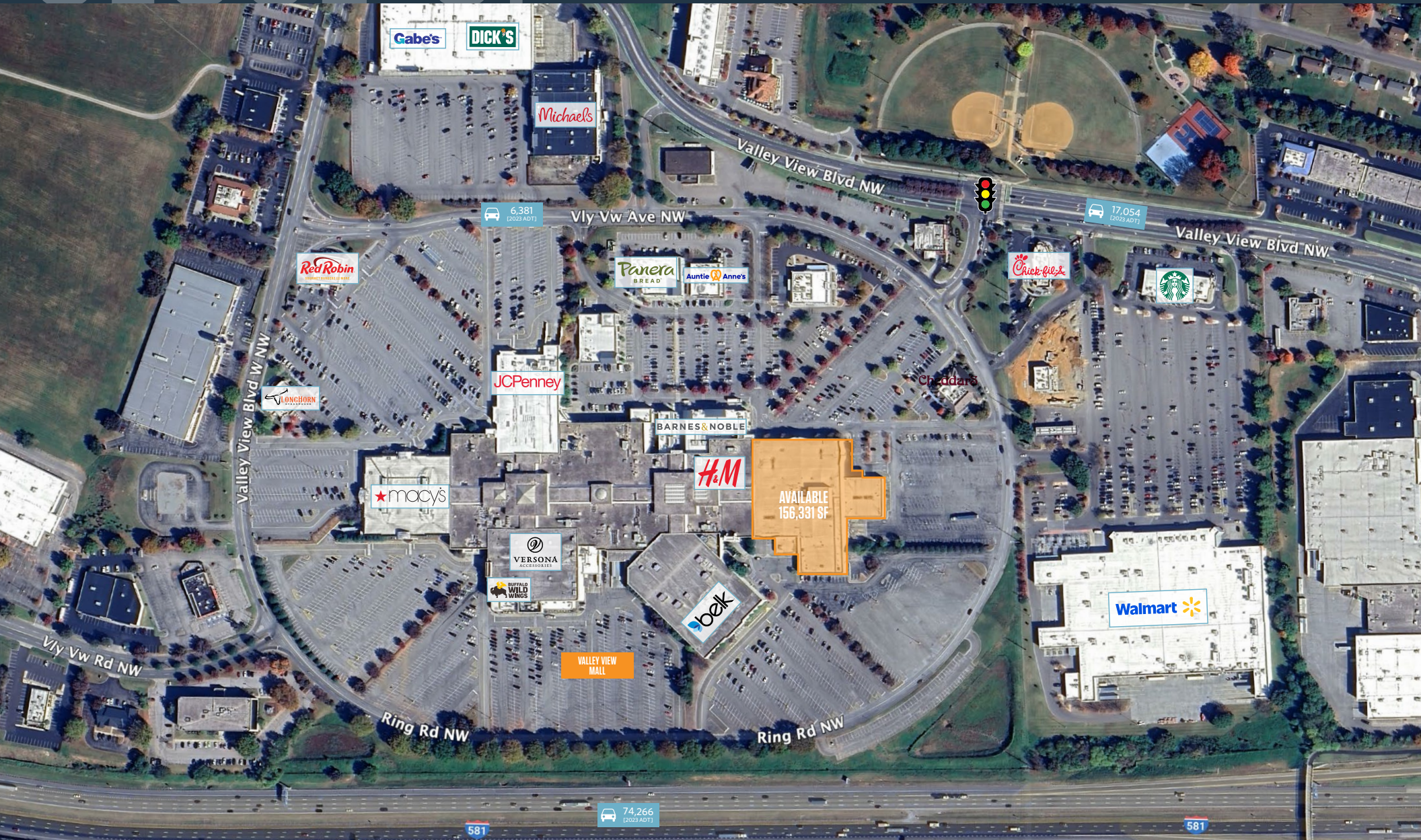
ROANOKE, VA 24012 , ROANOKE COUNTY



CLOSE-UP

4812 VALLEY VIEW BLVD

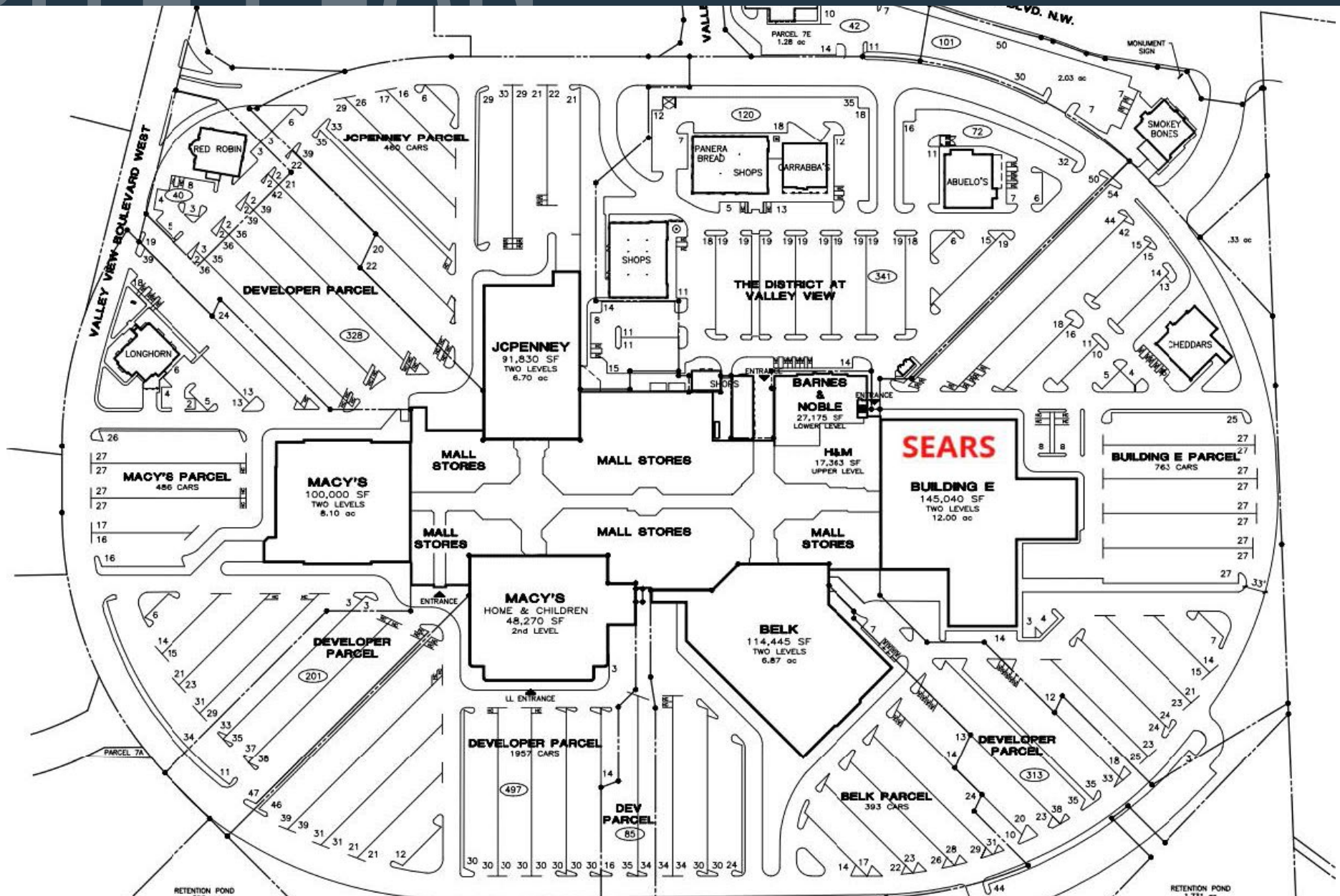
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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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