



JOIN THESE RETAILERS

JCPenney ★ macy's

ULTA
BEAUTY

BARNES & NOBLE

Red Robin
GOURMET BURGERS AND MORE

BUFFALO
WILD WINGS

belk

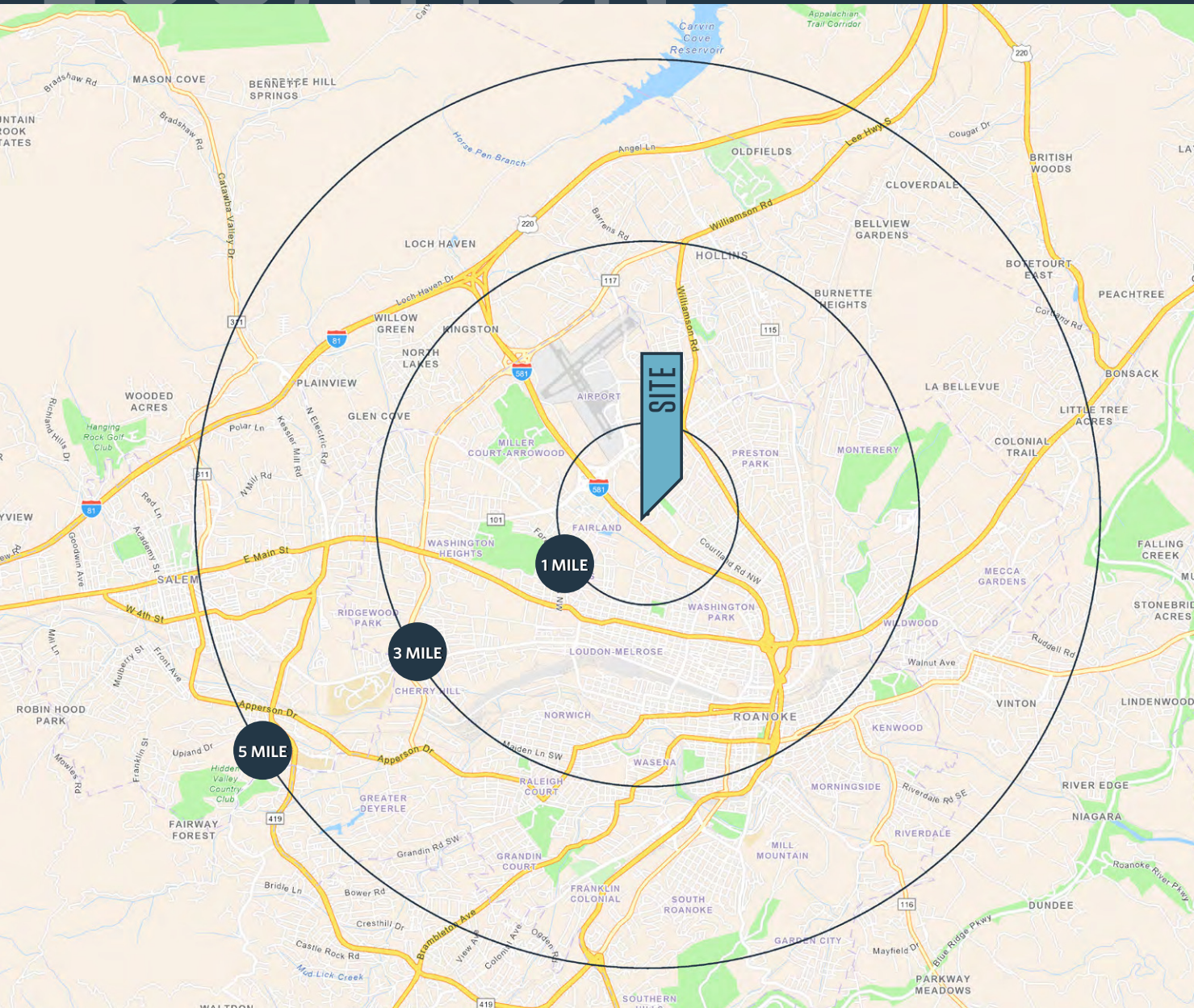
RETAIL FOR LEASE

- 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.

JASON FLIPPO

jflippo@klnb.com | 202-285-6988

klnb.com

**PROPERTY HIGHLIGHTS:**

Former Sears (two levels) total 156,331 SF

Parcel Size: 12 acres

Zoning: CLS (Commercial Large Site)

DEMOGRAPHICS | 2025:**1-MILE****3-MILE****5-MILE****Population**

8,587

73,207

145,726

Daytime Population

10,232

87,004

171,301

Households

3,638

31,508

63,443

Average HH Income

\$70,907

\$68,613

\$83,606

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

Route 220

74,266 ADT

Hershberger Rd NW

46,357 ADT

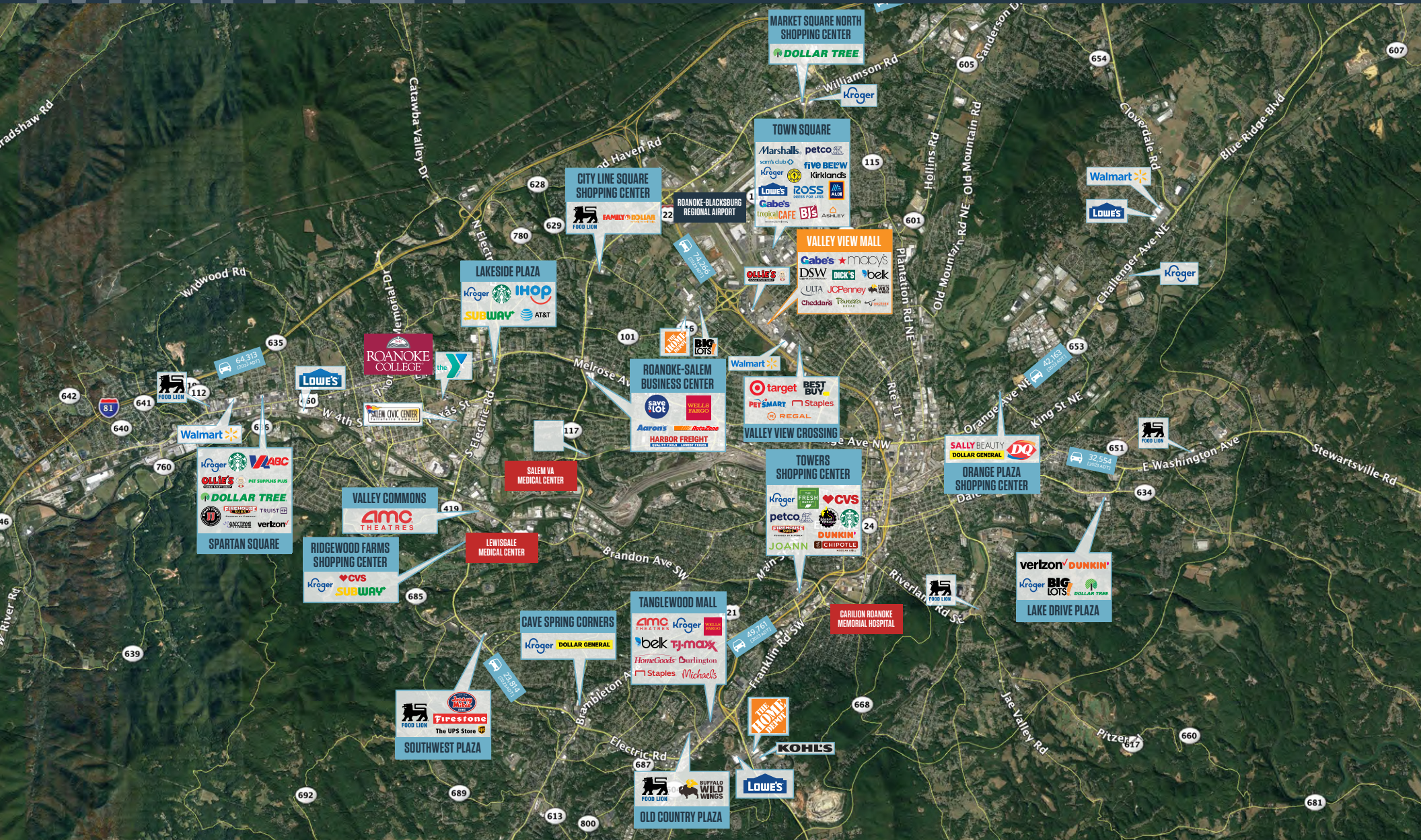
Valley View Blvd

17,054 ADT

MARKET

4812 VALLEY VIEW BLVD

ROANOKE, VA 24012, ROANOKE COUNTY



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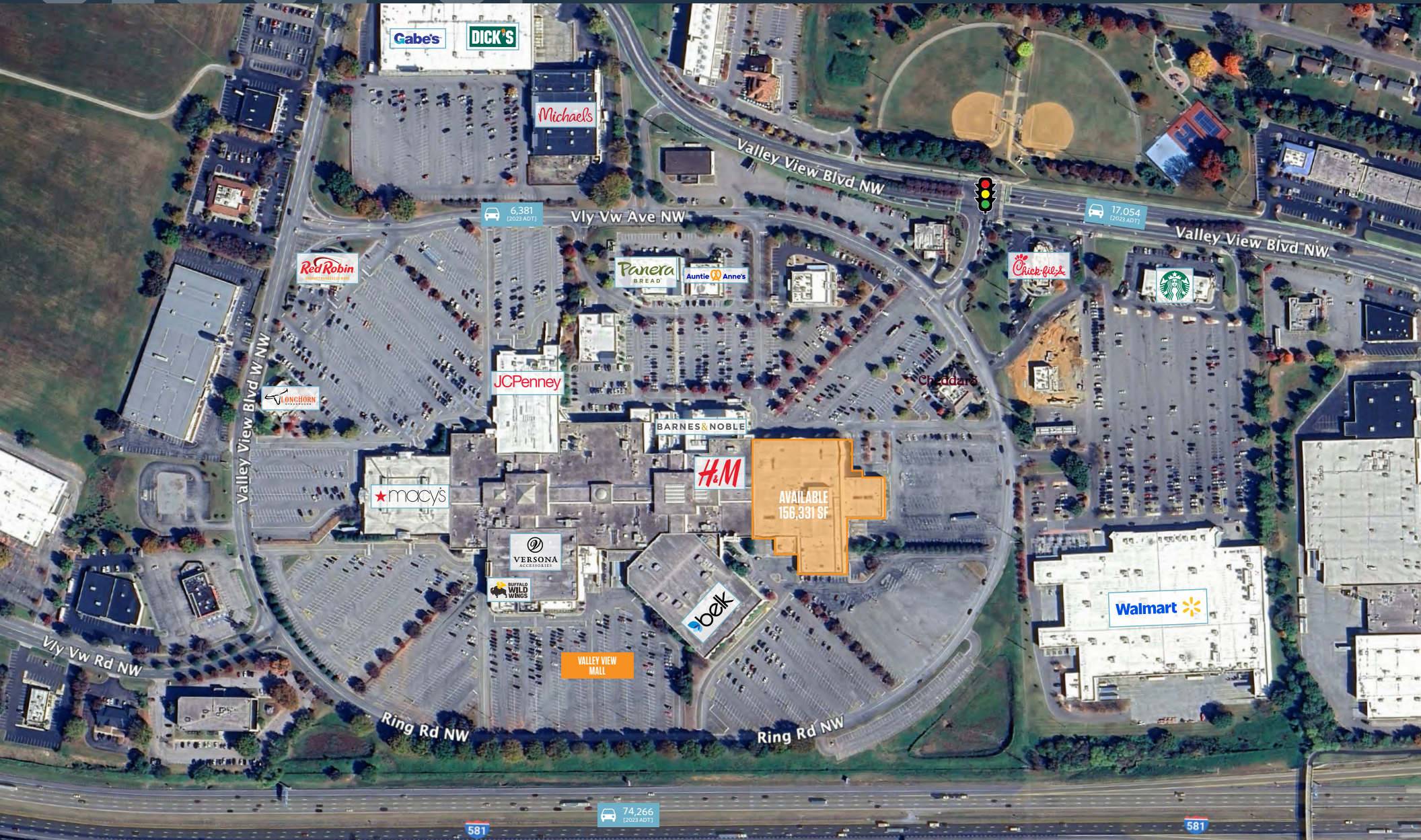
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CLOSE-UP

4812 VALLEY VIEW BLVD

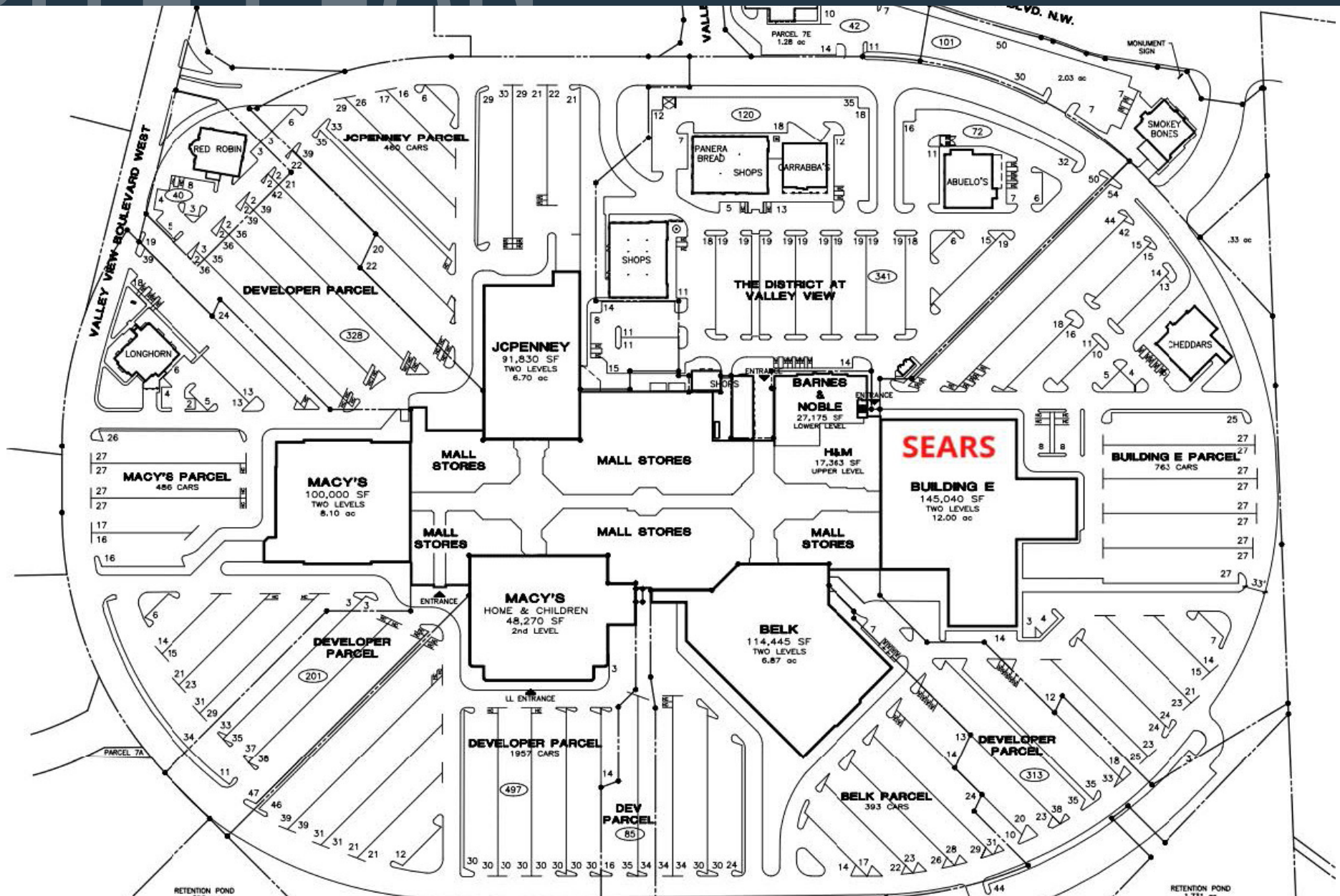
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FOR MORE INFORMATION, PLEASE CONTACT:

JASON FLIPPO

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202-285-6988

100 West Road, Suite 505, Towson, MD 21204

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klnb.com



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CLICK TO VIEW PROPERTY WEBSITE

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