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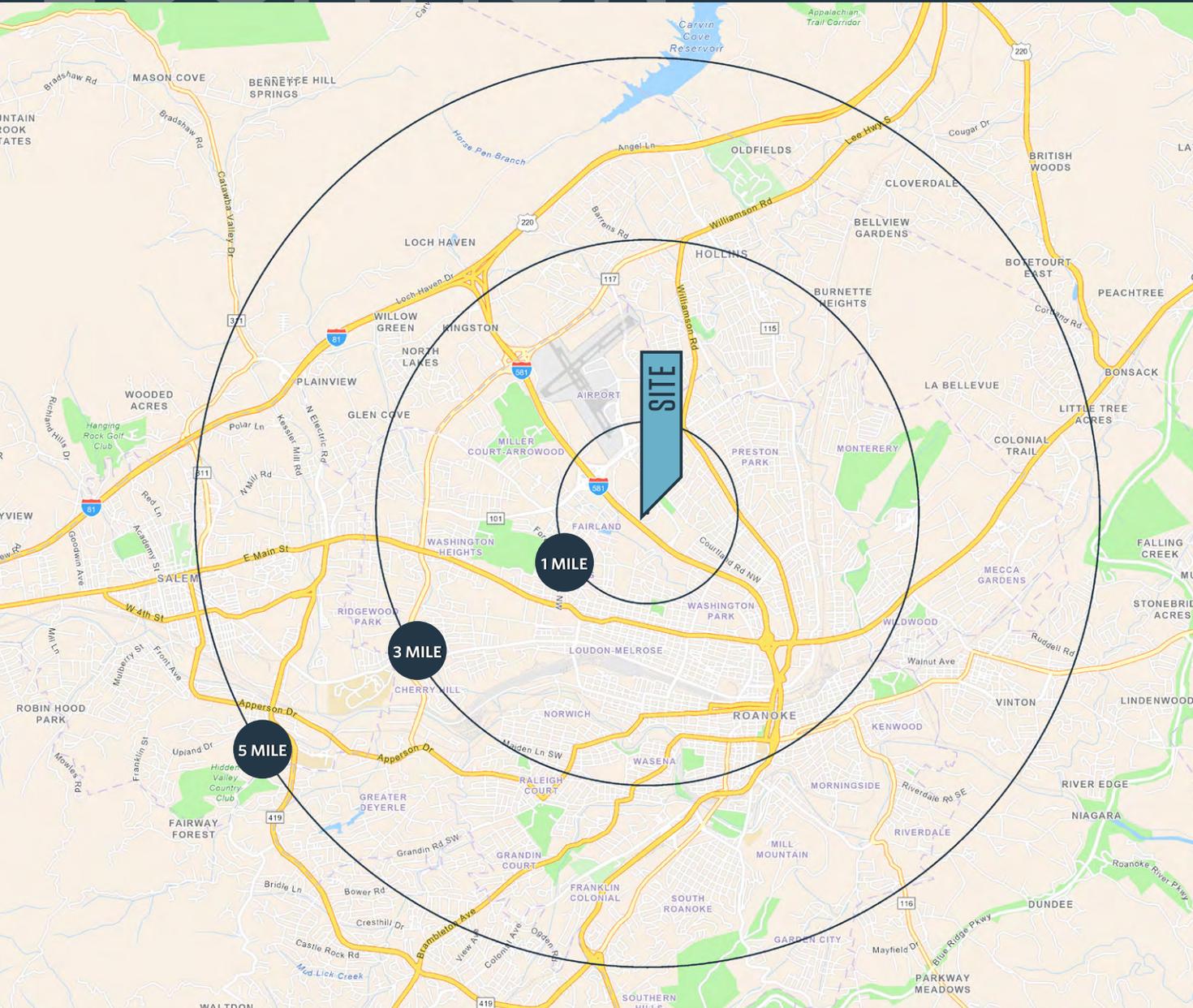
## RETAIL FOR LEASE

- 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.

# LOCATION

# 4812 VALLEY VIEW BLVD

ROANOKE, VA 24012, ROANOKE COUNTY



## 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 | 2024:

Route 220	59,897 ADT
Hershberger Rd NW	22,999 ADT
Valley View Blvd	15,287 ADT

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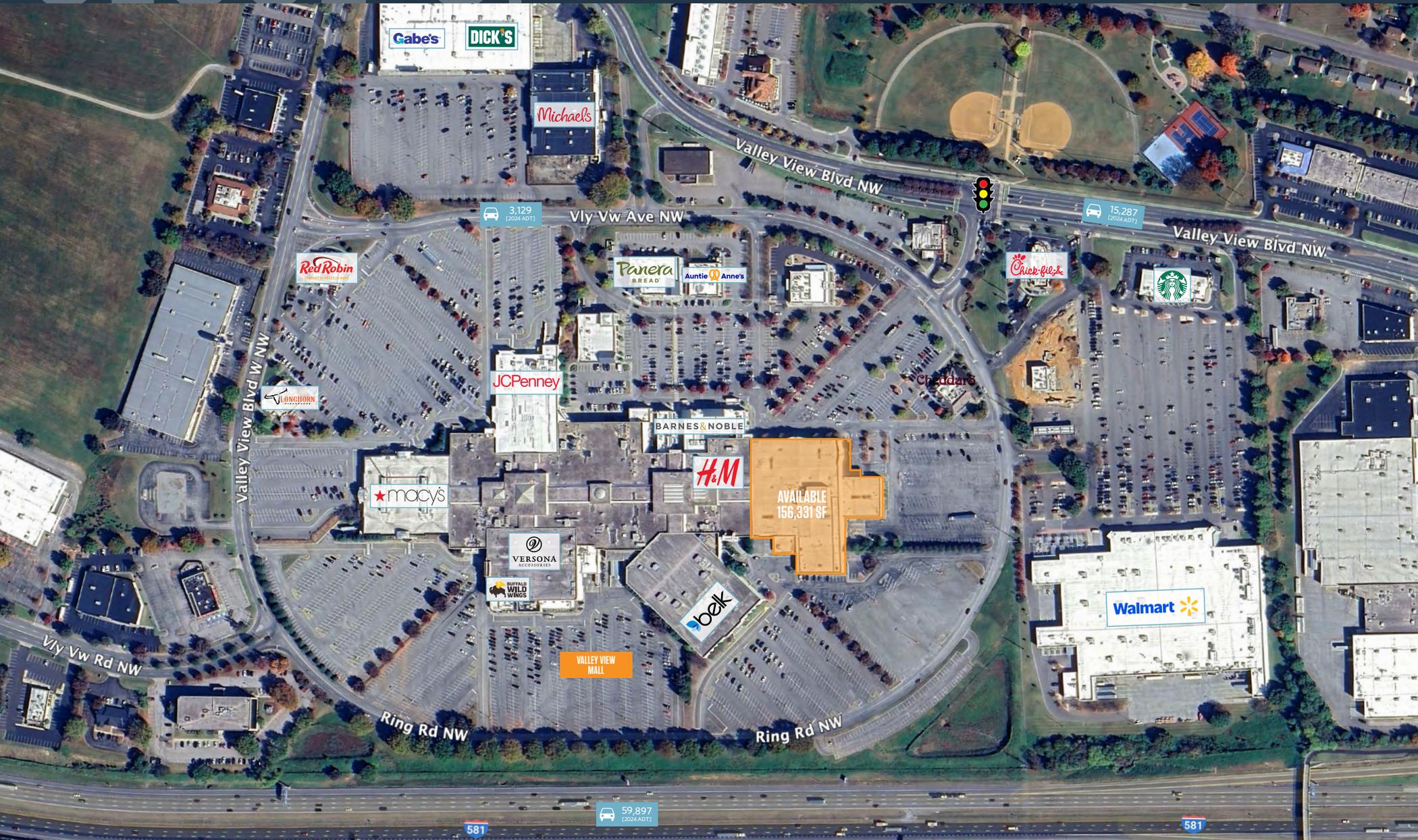




# CLOSE-UP

# 4812 VALLEY VIEW BLVD

ROANOKE, VA 24012, ROANOKE COUNTY



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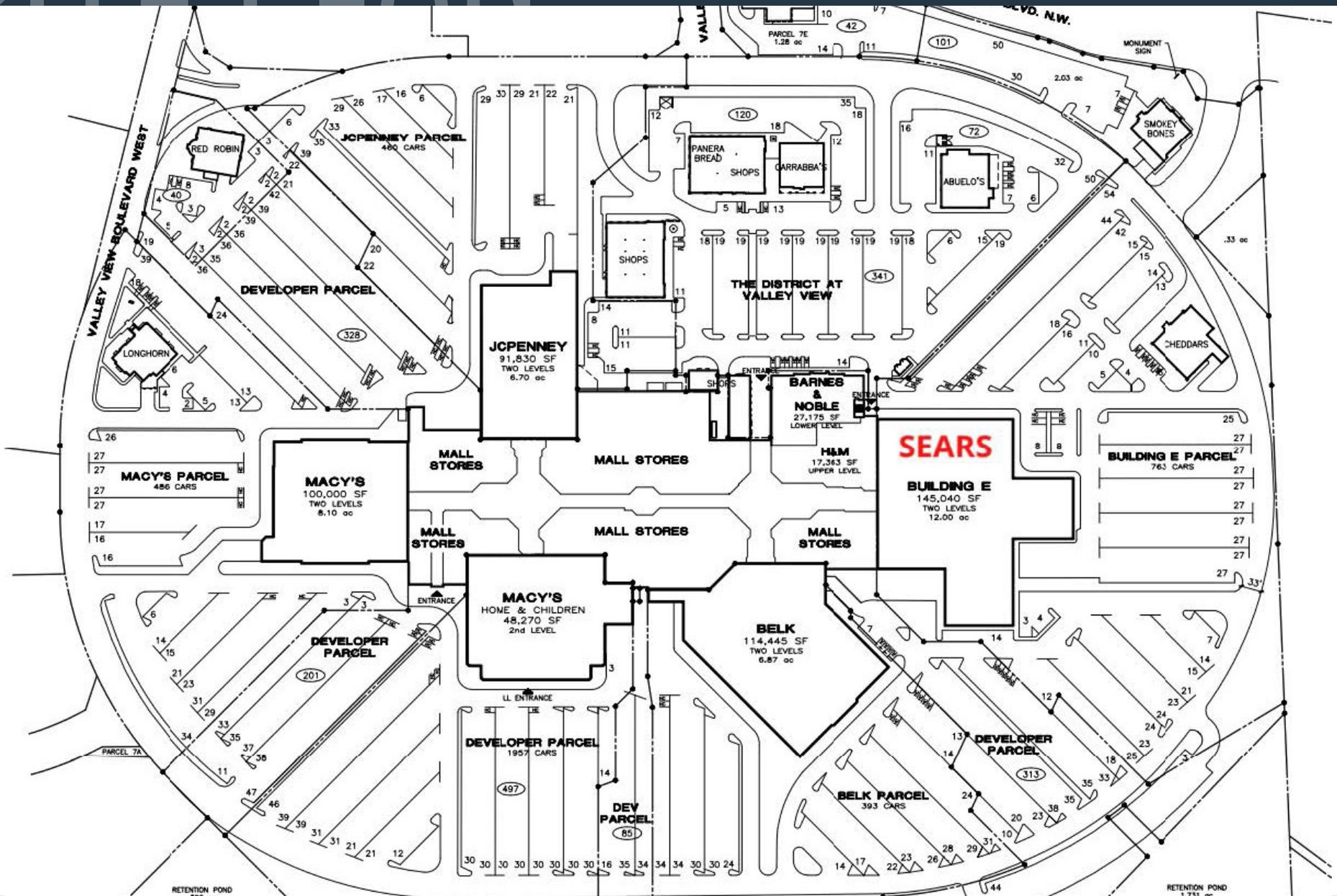
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# SITE PLAN

# 4812 VALLEY VIEW BLVD

ROANOKE, VA 24012, ROANOKE COUNTY



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# 4812 VALLEY VIEW BLVD

ROANOKE, VA 24012 , ROANOKE COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

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