

# SOUTH PEAK

South Peak Boulevard  
Roanoke, Virginia



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# SOUTH PEAK

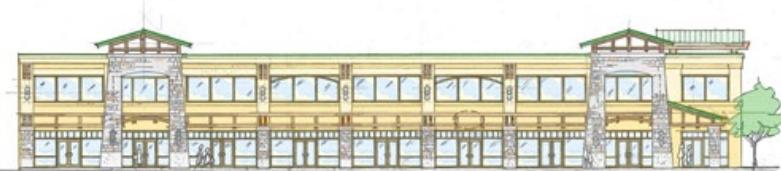
Retail | Restaurant | Lease or Sale

## Property Features

- Build to suit or ground lease
- Up to 2.48 acres for sale
- Great household income
- Two signalized entrances
- Incredible visibility adjacent to high volume intersection of Electric Road (Rt 419 & I-581)
- Unique retail opportunity within mixed use development including 176 luxury condos and 33 single family sites



### THE SHOPS AT SOUTH PEAK

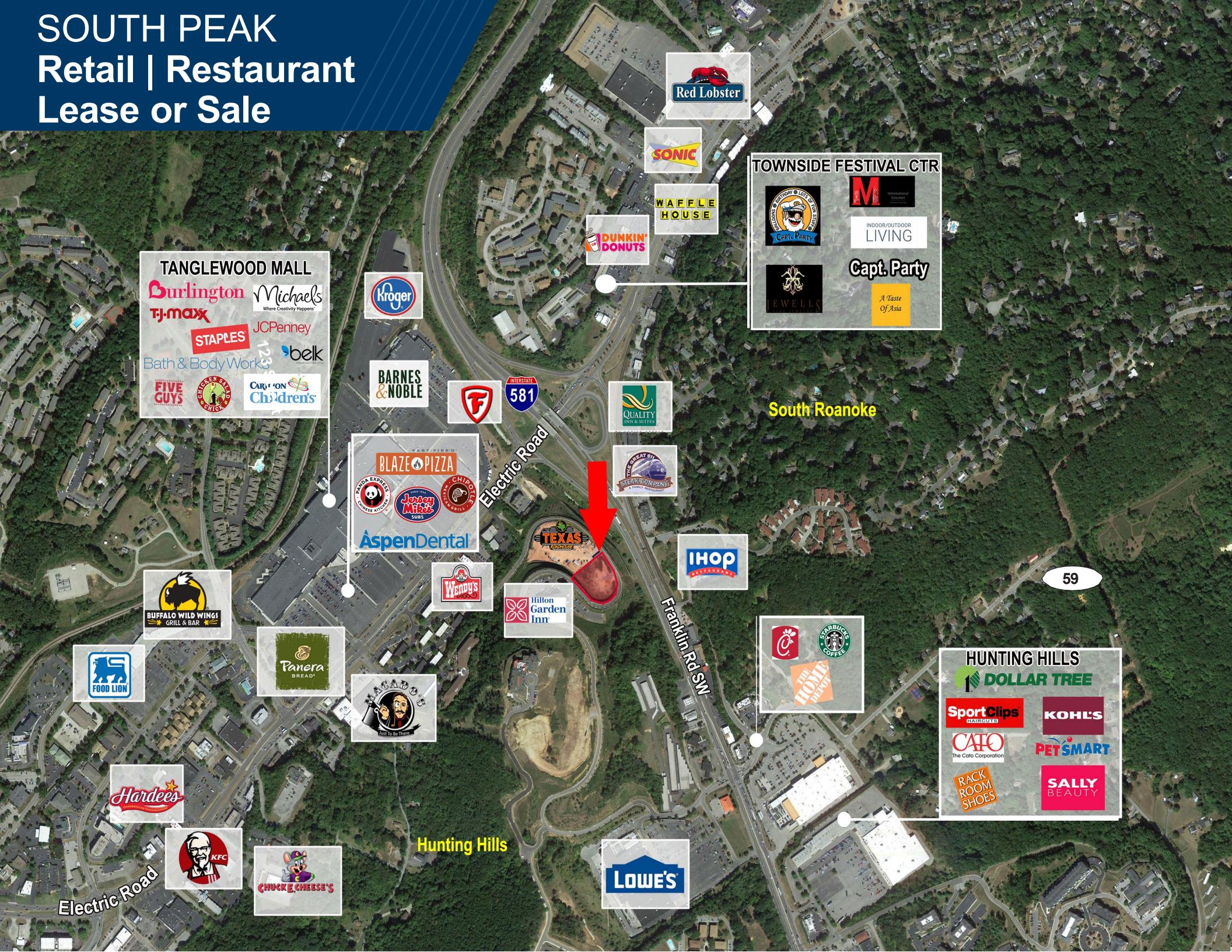


Demographics	1 Mile	3 Mile	5 Mile
Population	6,066	52,116	111,441
Number of Households	3,159	24,590	48,601
Average Household Income	\$82,107	\$77,344	\$66,286
Daytime Population	7,658	41,498	96,176

### Traffic Counts

Electric Rd (Rt.419)	46,000 VPD
Franklin Rd (Rt. 220)	34,000 VPD

# SOUTH PEAK Retail | Restaurant Lease or Sale



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