

MACY'S HOME & CHILDREN'S FOR SALE

4802 VALLEY VIEW BOULEVARD | ROANOKE, VA 24012



VALLEY VIEW MALL

MACY'S HOME & CHILDREN'S FOR SALE

ROANOKE, VA

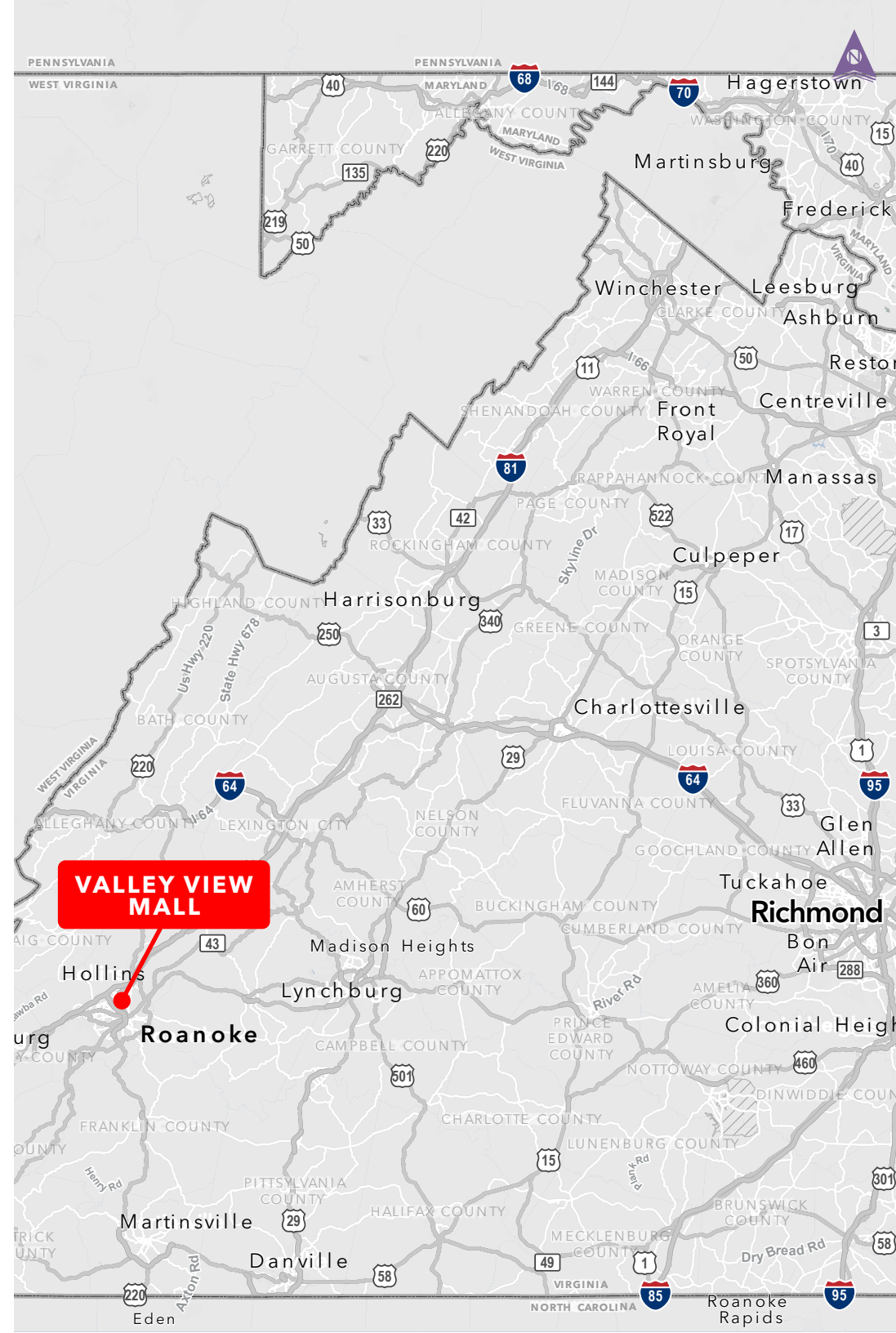
HIGHLIGHTS

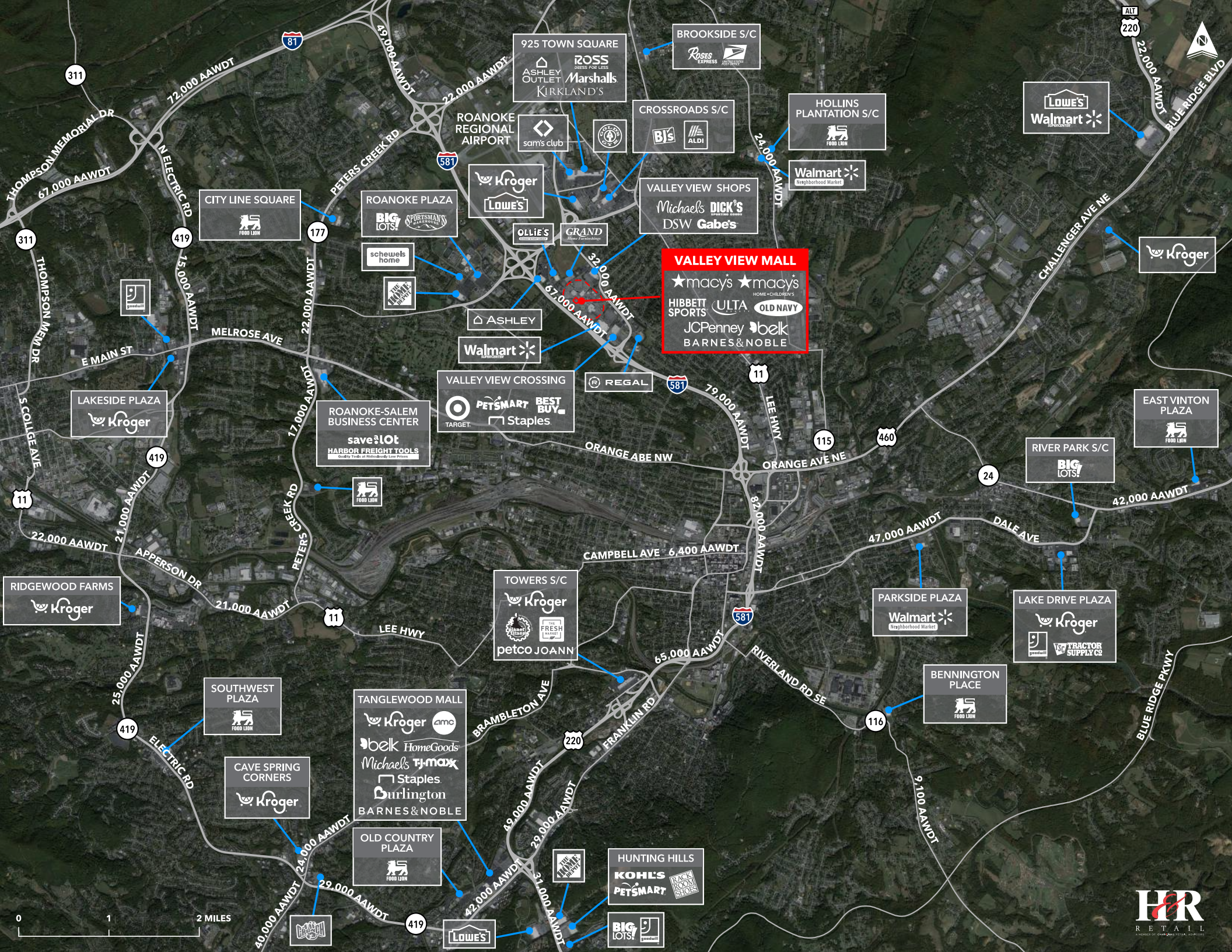
- Store size - 48,270 SF on second level
- Zoned - [CLS](#)
- Multiple access points to the space:
 1. Mall interior
 2. Exterior storefront access from parking field through exclusive elevator and escalator vestibule
 3. Freight elevator and stairs leading to loading dock
 4. Additional emergency egress at every corner of the building
- Loading/trash - 1 full-size truck bay at dock level and 1 trash compactor
- Ceiling heights - 16' clear height
- Parking is owned via shared condo interest
- Valley View Mall is an 836,445 square foot regional mall anchored by Macy's, JC Penney, Belk, and Barnes & Noble

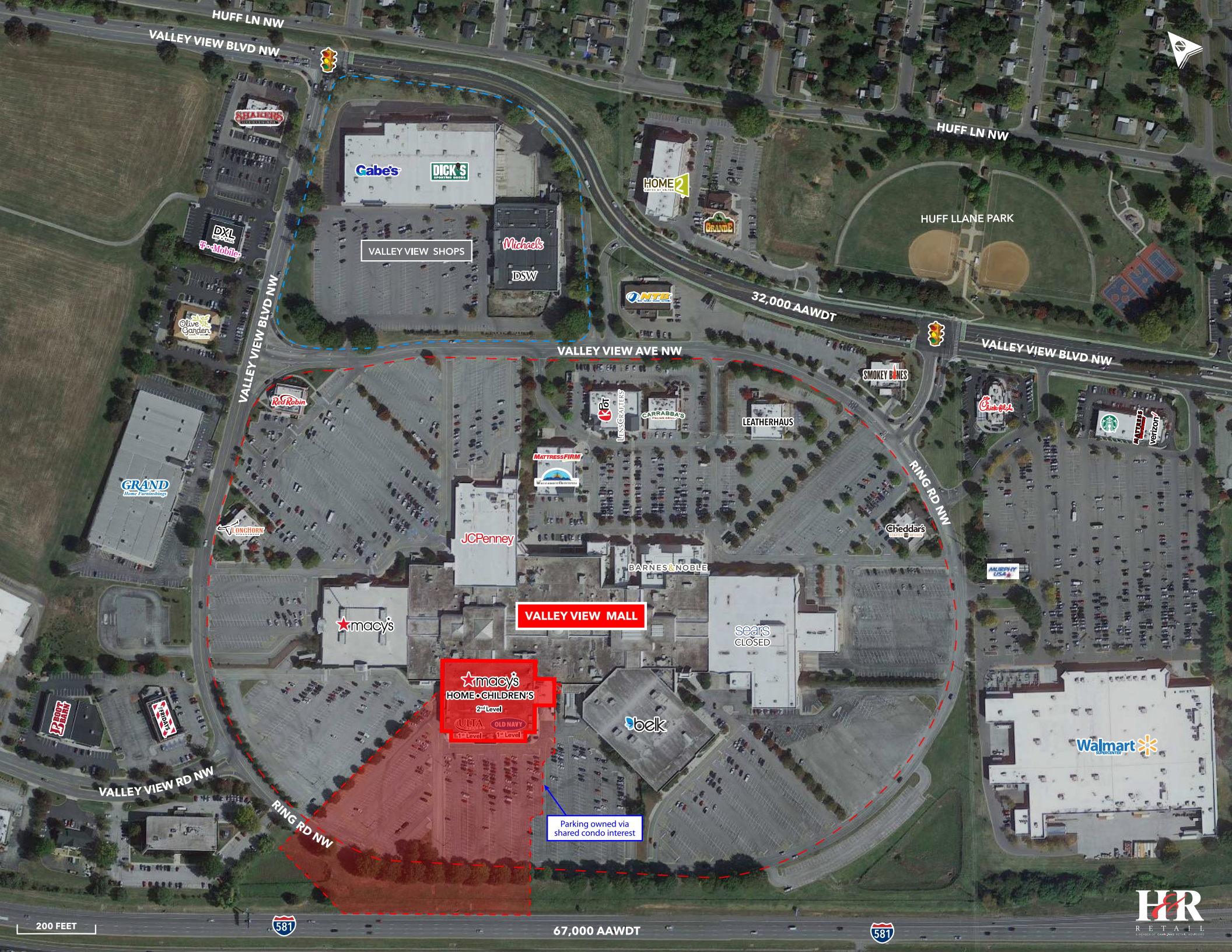
DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES	Trade Area
 Total Population	71,794	144,350	238,289	221,712
 Daytime Population	85,665	173,173	262,519	N/A
 Median HH Income	\$47,837	\$55,344	\$63,704	\$56,895
 Bachelor's/Advanced Degree	22.8%	30.3%	34.0%	31.9%

SOURCE: Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup, U.S. Census 2. Placer Ai 60% Traffic Volume True Trade Area







HUFF LN NW
VALLEY VIEW BLVD NW

HUFF LN NW

HUFF LLANE PARK

32,000 AAWDT

VALLEY VIEW AVE NW

VALLEY VIEW BLVD NW

RING RD NW

VALLEY VIEW RD NW

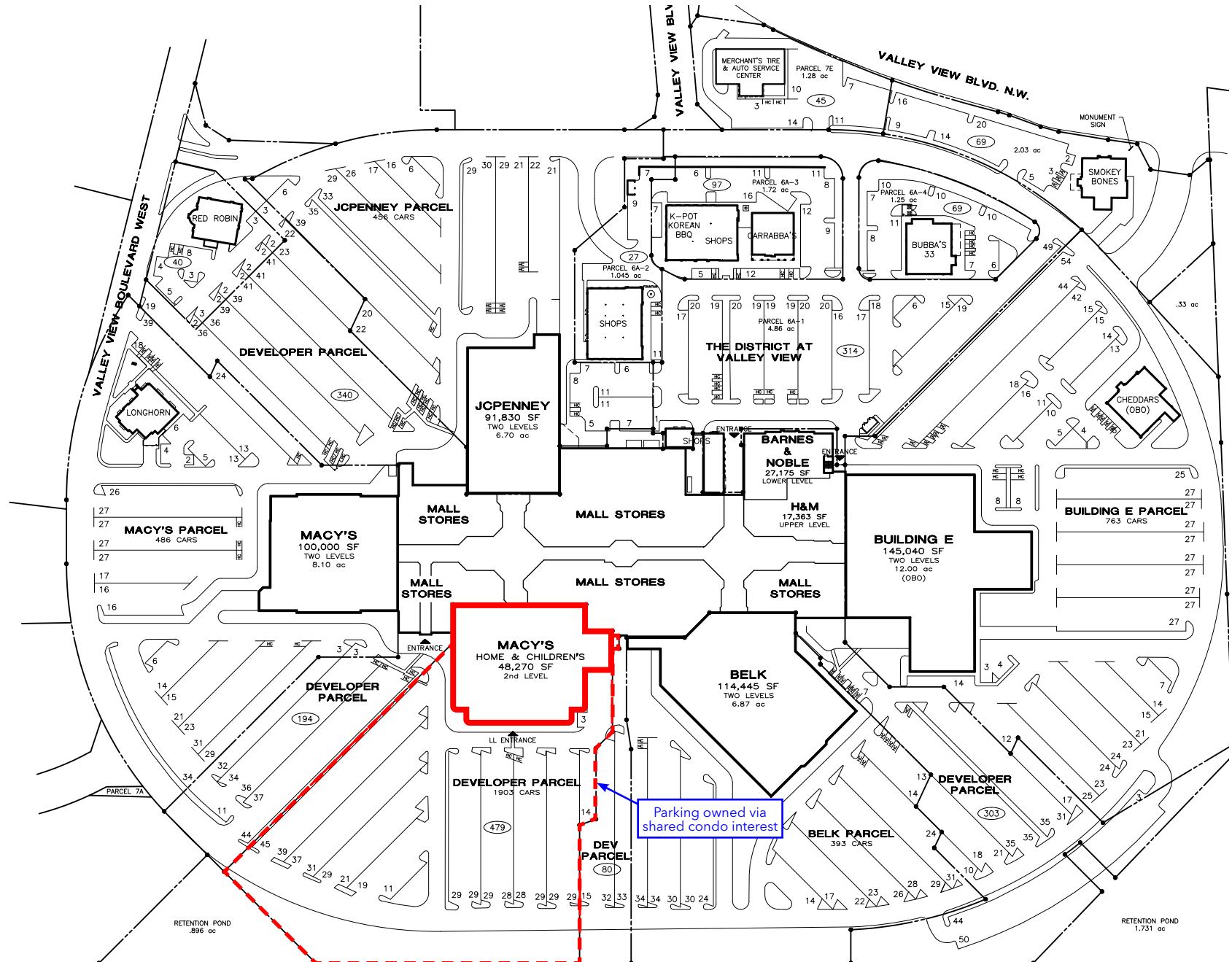
RING RD NW

67,000 AAWDT

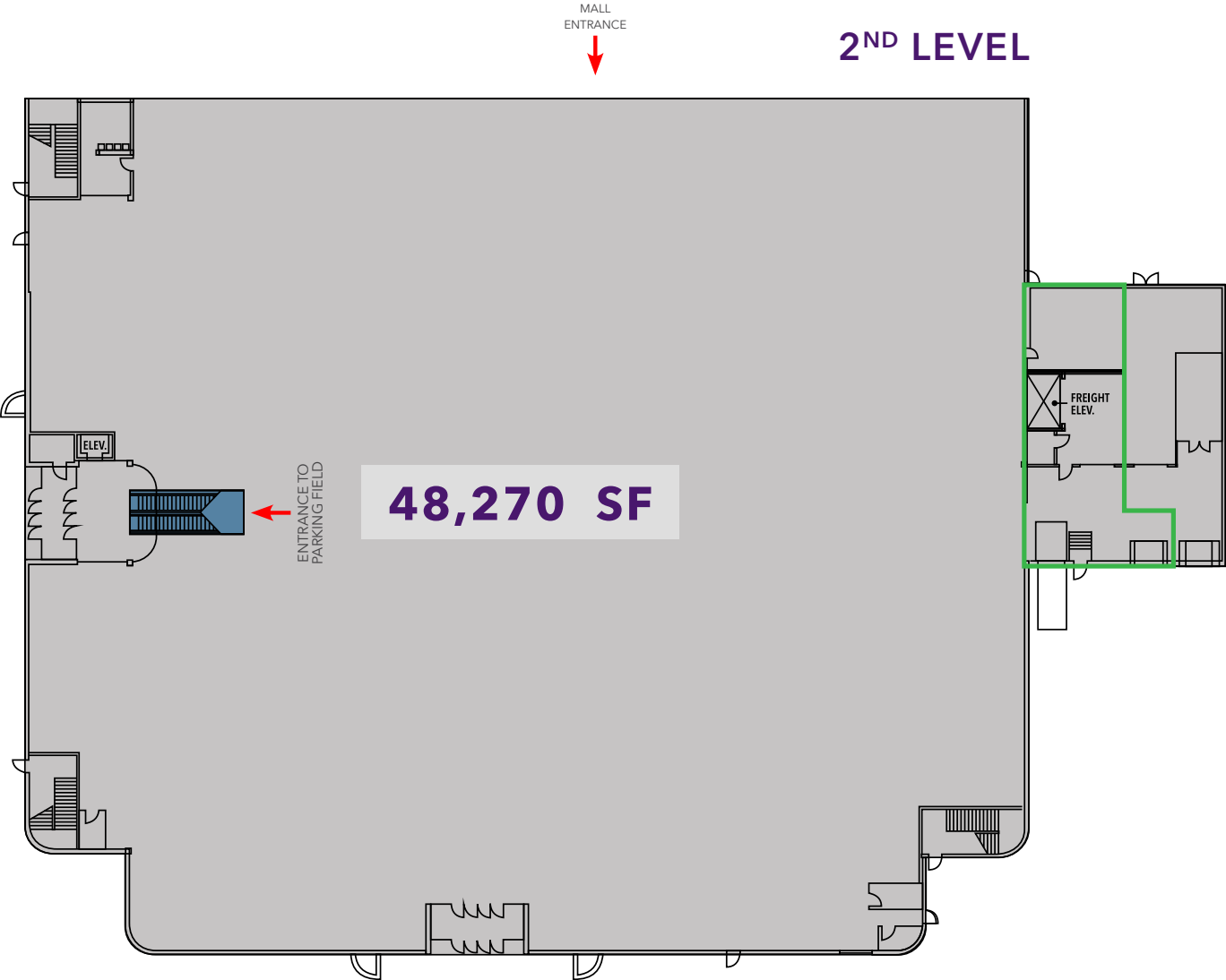
200 FEET



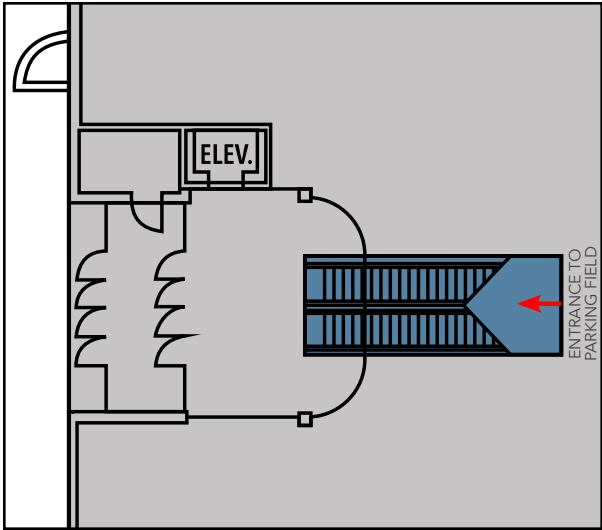
MACY'S HOME & CHILDREN'S EXISTING BUILDING AND PROPERTY



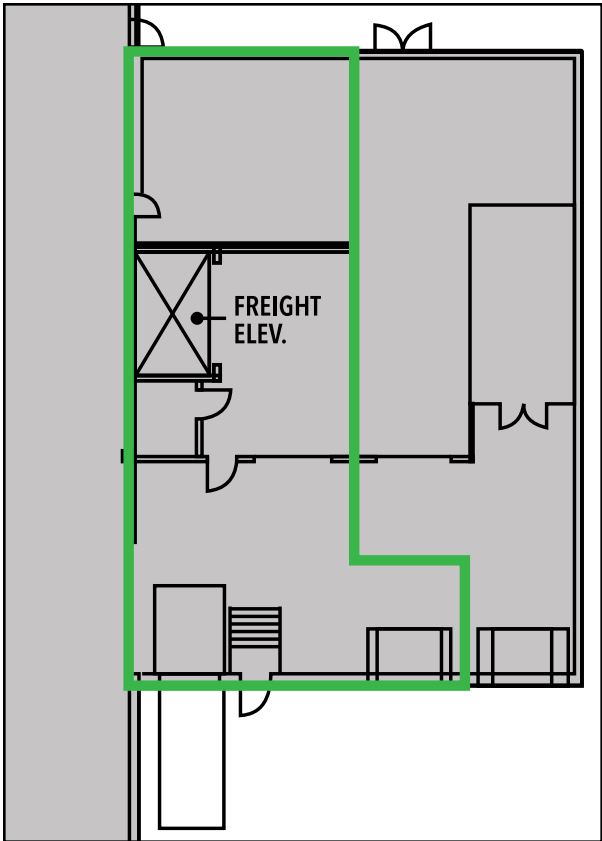
MACY'S EXISTING BUILDING LOD



1ST FLOOR
VESTIBULE



1ST FLOOR
DEDICATED LOADING DOCK







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