



Commercial Property

CITY OF ROANOKE, VIRGINIA

This location on the edge of downtown features:

- 1.208 acre site
- Public water and sewer service
- 5,000 vehicles per day
- Downtown location on corner lot
- Partial Enterprise Zone benefits



The City of Roanoke is offering this downtown 1.208 acre commercial property, partially located in Enterprise Zone One A. The building is located on Church Avenue, a major downtown artery and is near the new YMCA and the Jefferson Center.

Nestled in the scenic Blue Ridge Mountains of western Virginia, the area is located midway between New York City and Atlanta, Georgia, on Interstate 81, providing access to two thirds of the U.S. population within a day's drive. The city is a regional center for health care, transportation, employment, shopping and entertainment, drawing from over 600,000 people with effective buying income of \$11.3 billion in 2004.

Also in 2004, the City of Roanoke posted the 10th highest per household retail sales in the U.S. in cities with a population of 90,000 or more, coming in at \$72,652 per household. Over 12,000 work in downtown on a daily basis, while 200 downtown occupied housing units create a resident market for your business.

The price for this site is negotiable and depends upon a proposed development plan for a mixed use with parking.

	<h1 style="text-align: center;">Commercial Property</h1>
<p>ROANOKE</p>	<p style="text-align: center;">CITY OF ROANOKE, VIRGINIA</p>

The property is located in Enterprise Zone One A with both state and local incentives available to help in the building, recruitment and opening phases of the process.

Enterprise Zone Incentives

- **Fire, Water and Sewer Hookup Grants:** Grants for fire, water and sewer hookup fees, based on the cost of construction.
- **Building Permit and Comprehensive Development Review Fee Rebates:** A rebate up to 100% of building permit fees and comprehensive development plan review fees, based on new building and/or building rehabilitation investment.
- **Job Creation Grant:** Businesses creating more than 4 new, full-time positions may receive a \$500 - \$800 grant for each of five years. Retail does not qualify.
- **Real Property Investment Grants** - Businesses may be eligible for a grant equal to 30% of qualified zone improvements, provided new construction investment is at least \$250,000. The real property improvement grant for projects costing less than \$2 million is limited to \$125,000 over a five year period. Projects costing \$2 million or more may collect grants up to \$250,000 over a five year period.

Utilities

Water System:	City of Roanoke Treatment Capacity: 33.5 mgd Excess Capacity: 15.8 mgd Main Line Size: 12" Static: Residual: Pressure:
Sewer System:	Tertiary treatment system at regional plant Treatment Capacity: Present: 35 mgd Excess Capacity: 3mgd
Power Provider:	American Electric Power Voltage: 34.5 kV
Natural Gas Provider:	Roanoke Gas Line Size: 4"
Solid Waste Disposal:	Regional Landfill On Site Pick-Up: Yes