



JOHNSON | KELLEY
COMMERCIAL REAL ESTATE

RESTAURANT SPACE

1551 E Washington Ave | Vinton, VA 24179

2nd Generation Restaurant
Space

- Drive Thru

- End Cap Patio

- Hard Corner Signalized
Intersection

- \$18 PSF



Strong Daytime Population • 3,699 SF Available • Close Proximity to Downtown Roanoke

LET'S CONNECT

Jessica Johnson Kelley, CCIM
jessica@johnsonkelleycre.com
540.986.5248
www.johnsonkelleycre.com



\$97,915

1 mile average
HH income



38,000

vehicles
per day



77,852

5 mile
population

JOIN AREA RETAILERS



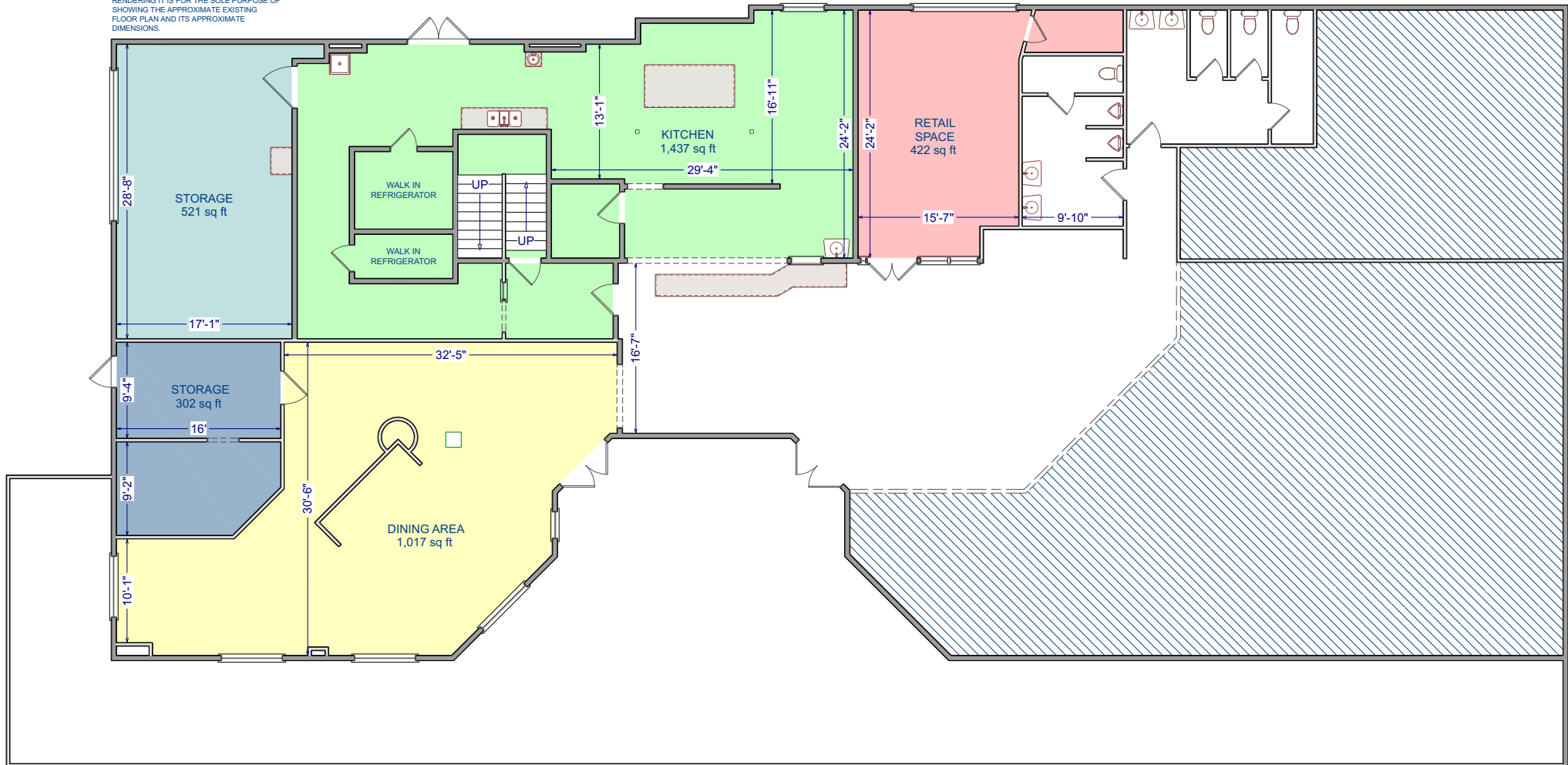


SITE PLAN

Restaurant Space | 1551 E Washington Ave | Vinton, VA

1551 E. WASHINGTON AVE

THIS DRAWING IS NOT AN ARCHITECTURAL
RENDERING IT IS FOR THE SOLE PURPOSE OF
SHOWING THE APPROXIMATE EXISTING
FLOOR PLAN AND ITS APPROXIMATE
DIMENSIONS.



This versatile layout features a spacious 1,437 sq. ft. kitchen, over 1,000 sq. ft. of dining area, dedicated retail space, and ample storage, including walk-in refrigeration. A well-organized floor plan supports efficient operations and an inviting customer experience.



DEMOGRAPHIC & LOCATION OVERVIEW

Southwest Plaza | 2022 Electric Road | Roanoke, VA



2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	6,215	28,592	77,852
Average Household Size	2.42	2.29	2.25
Median Age	41.6	41.3	40.8
Average Household Income	\$97,915	\$82,019	\$83,513

2030 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	6,230	29,172	78,384
Average Household Size	2.41	2.28	2.24
Median Age	42.4	42.1	41.9
Average Household Income	\$109,874	\$90,891	\$92,704



34,004
5-mi radius
households



28,592
3-mi radius
population

Located in Vinton, just east of Roanoke, 1551 E Washington Ave sits within a well-established commercial corridor that serves a growing residential community. The area benefits from strong household incomes, steady traffic flow, and convenient access to major routes, creating an appealing environment for retail and dining businesses looking to capture consistent consumer activity.