

RESTAURANT & NURSERY SPACE AVAILABLE

1551 E Washington Ave | Vinton, VA 24179



JOHNSON|KELLEY
COMMERCIAL REAL ESTATE

2nd Generation Restaurant Space

- 3,699 SF Available
- Drive Thru
- End Cap Patio
- Hard Corner Signalized Intersection
- \$18 PSF

Nursery Space

- Outparcel Ground Lease



Strong Daytime Population • High Visibility • Close Proximity to Downtown Roanoke

LET'S CONNECT

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\$97,915

1 mile average
HH income



38,000

vehicles
per day



77,852

5 mile
population

JOIN AREA RETAILERS



RESTAURANT
SPACE

1551 E Washington Ave | Vinton, VA



**NURSERY
OUTPARCEL**

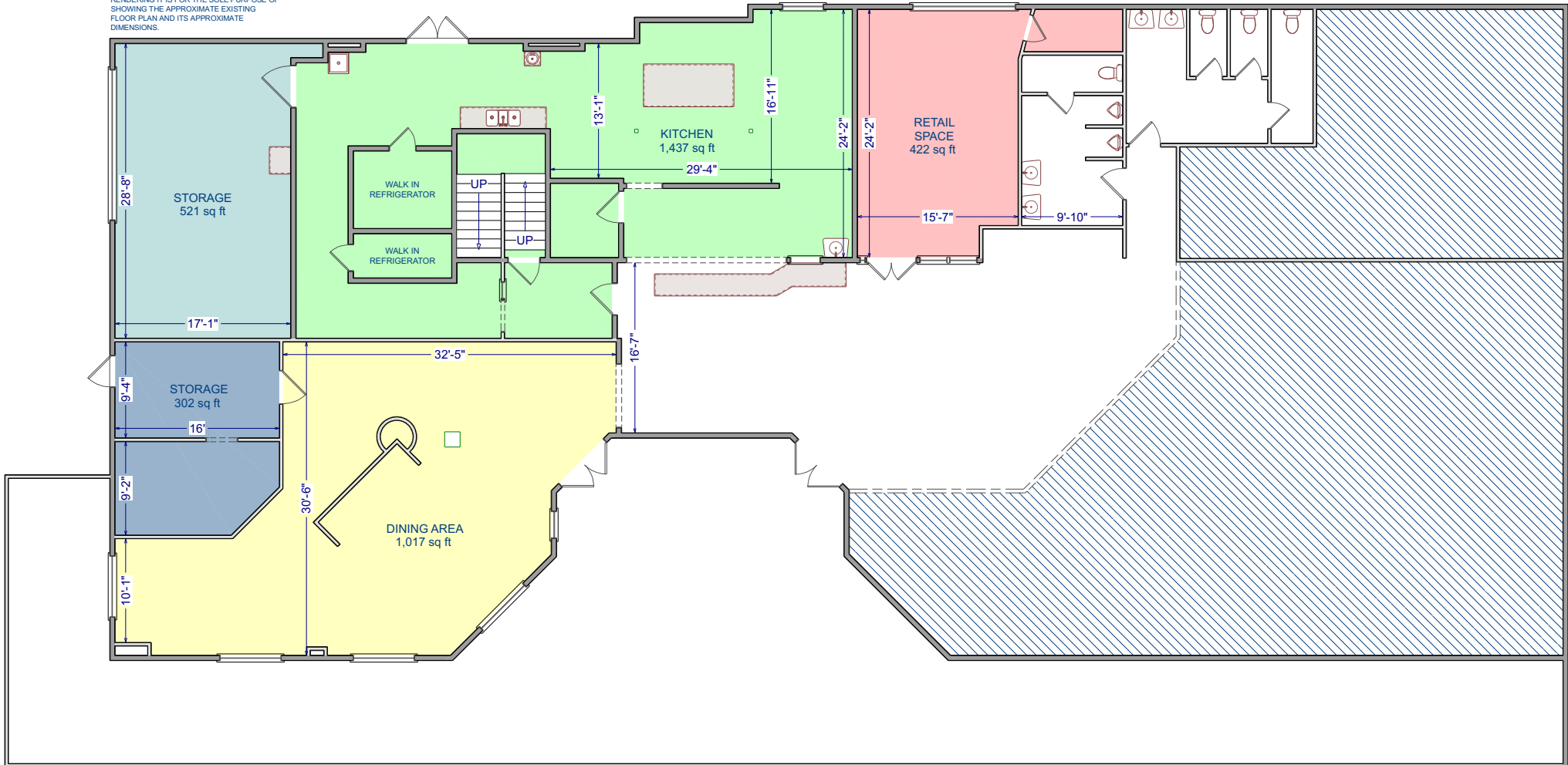


1551 E Washington Ave | Vinton, VA



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.

VALLEY VIEW MALL TRADE AREA

BONSACK SQUARE

IVY RIDGE

KEAGY VILLAGE

TANGLEWOOD MALL

OAK GROVE PLAZA

IVY MARKETPLACE

LAKESIDE PLAZA

HUNTING HILL AREA RETAILERS

60,000 VPD

60,000 VPD

17,000 VPD

38,000 VPD

26,000 VPD

1551 E WASHINGTON AVE

ROANOKE BLACKSBURG REGIONAL AIRPORT

81

460

419

581

460

DEMOGRAPHIC & LOCATION OVERVIEW

1551 E Washington Ave | Vinton, 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.