



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

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**\$97,915**

1 mile average  
HH income



**38,000**

vehicles  
per day



**77,852**

5 mile  
population

## JOIN AREA RETAILERS



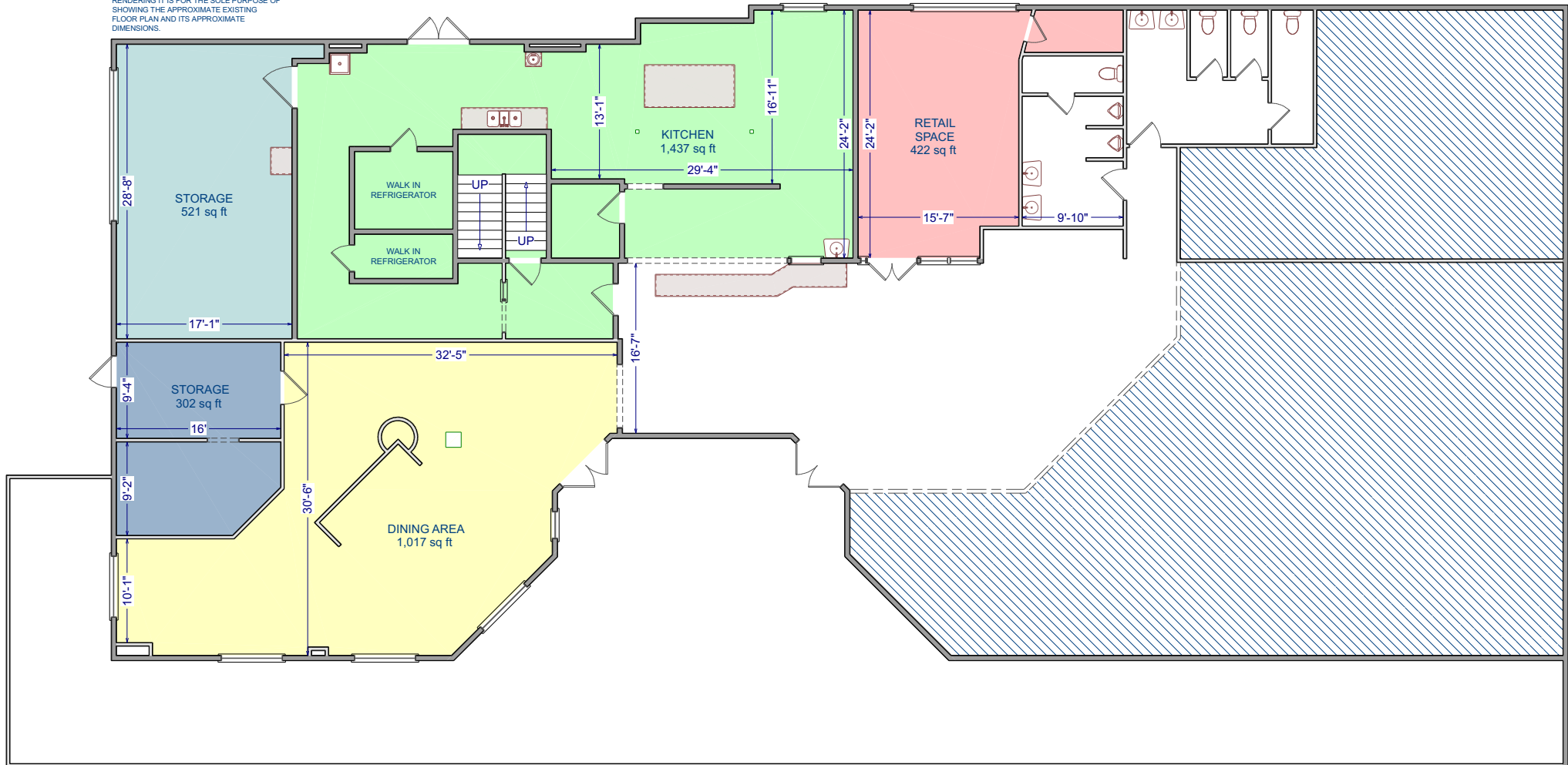


# SITE PLAN

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.



ROANOKE  
BLACKSBURG  
REGIONAL AIRPORT



1551 E WASHINGTON AVE

60,000 VPD

60,000 VPD

17,000 VPD

38,000 VPD

26,000 VPD

## 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.