

# 7857 ENON DRIVE

Roanoke, VA 24019

AVAILABLE



**HOLLINS COMMUNICATIONS RESEARCH INSTITUTE  
10,129 SF OFFICE BUILDING | 3.11 AC**

## PROPERTY SPECIFICATIONS

**ADDRESS:**

7857 Enon Drive  
Roanoke, VA 24019

**COUNTY:**

Roanoke

**BUILDING AREA:**

10,129,SF Two Story Building

**SITE AREA:**

3.11 Acres

**ZONING:**

C-1

**PROPERTY TYPE:**

Office, Medical Office,  
Educational/Research Office

**YEAR BUILT:**

1998

**PARKING:**

35 Parking Spaces



## BUILDING DESCRIPTION

- 10,129 sf office building with great presence-individual offices, exam rooms, break areas. Ideal for general office, medical office, educational, or R&D space.
- Park like setting with exceptional views of the valley
- 35 parking spaces
- C-1 zoning provides numerous business options
- Strategically between Roanoke, Salem and Botetourt
- Easily accessible – just off I-81 near US Route 11
- Sales Price \$1,300,000
- Lease Rate \$15.00 PSF NNN



## NEARBY TENANTS/ RETAILERS



# AERIAL



INTERSTATE 81

INTERSTATE 81

INTERSTATE 81

Rte 220 Hwy  
Rte 220 Hwy

Rte 220 Hwy



Exxon



Fairfield

TRACTOR SUPPLY CO

Hampton

PLANTATION ROAD

Wells Fargo  
Operations Center



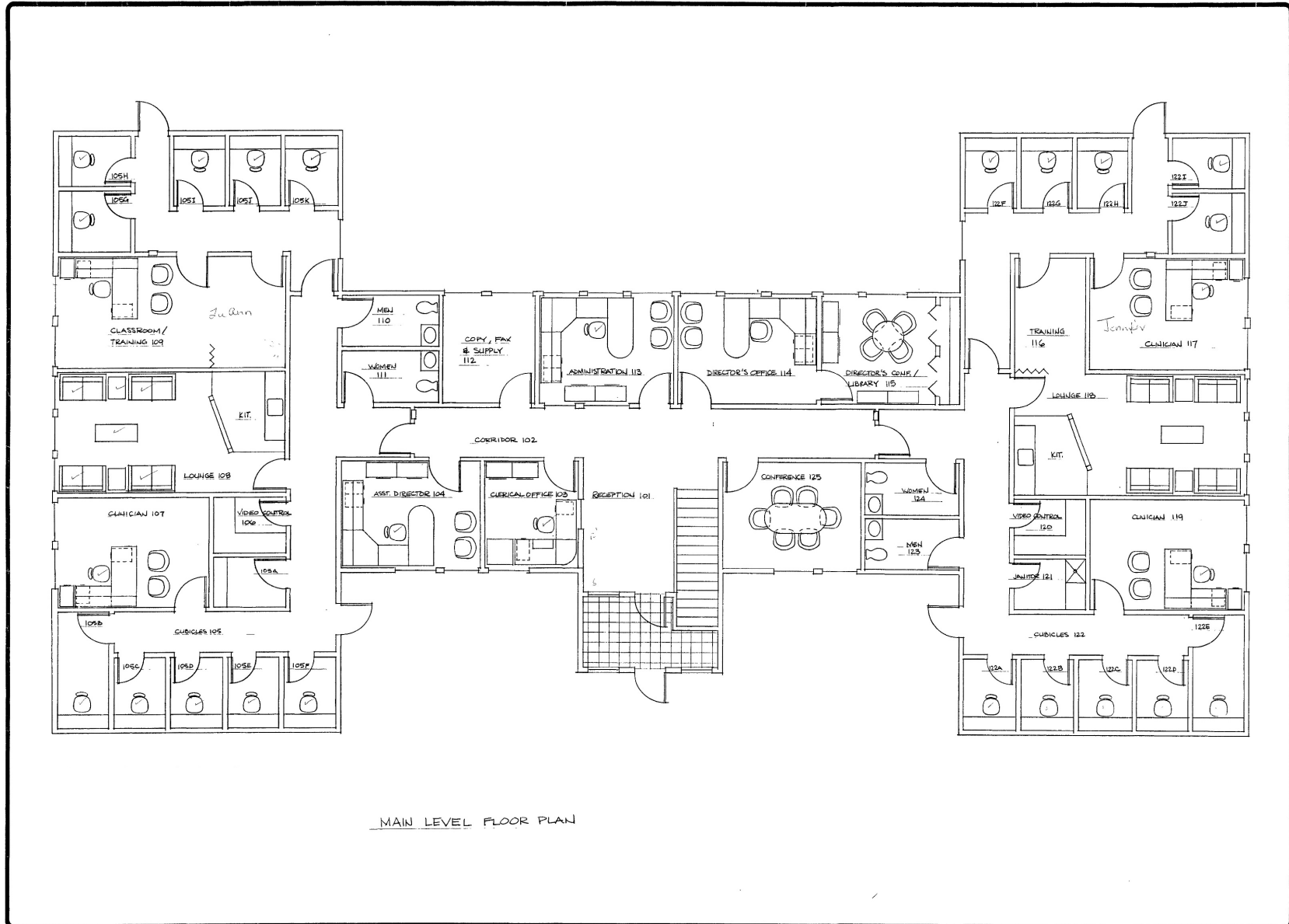
TESLA

COUNTRY

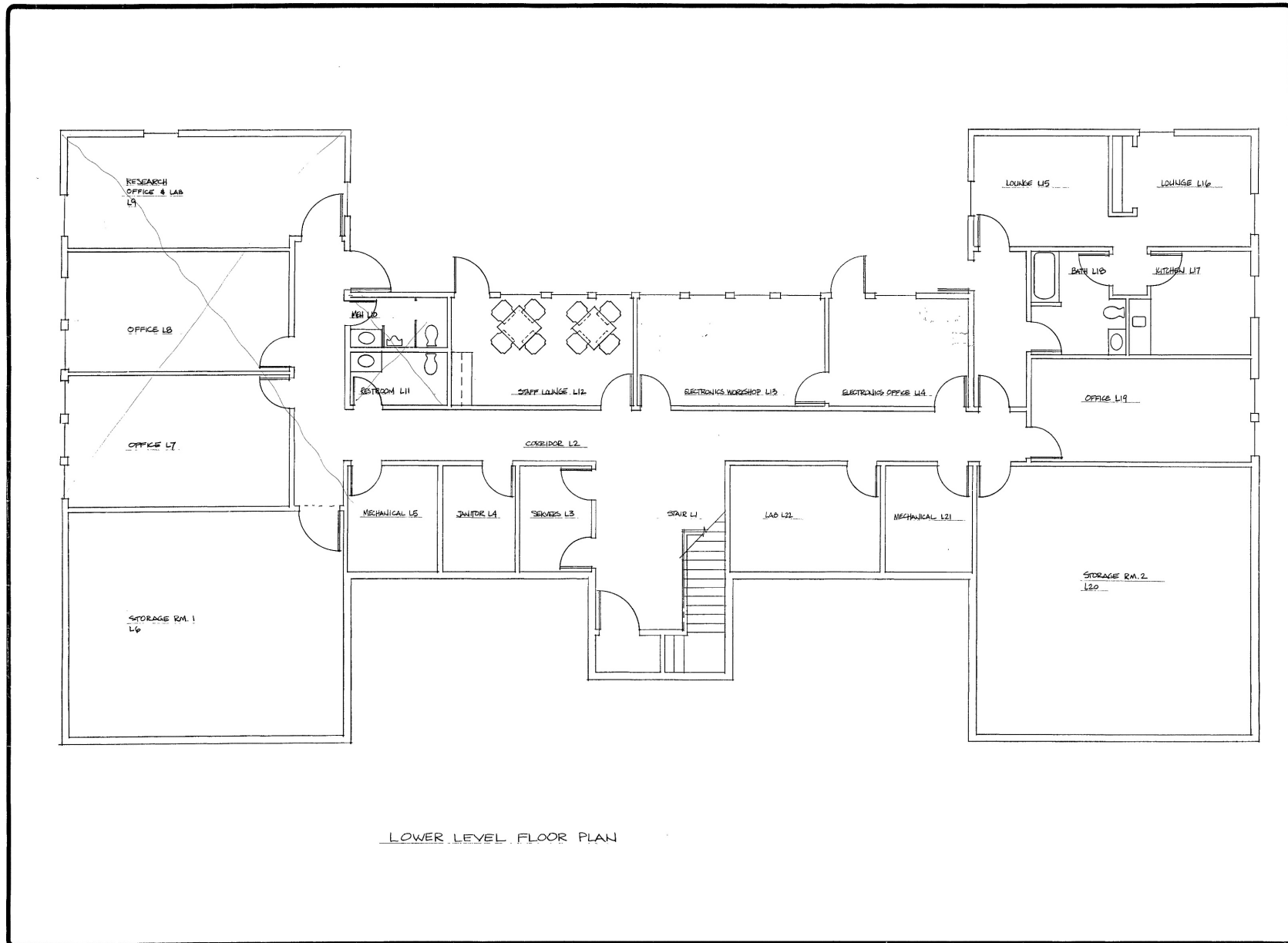
7857 Enon Drive



## MAIN LEVEL



## LOWER LEVEL



## SITE SURVEY

KNOW ALL MEN BY THESE PRESENT, TO WIT:

THAT WE THE UNDERSIGNED, CERTIFY THAT WE ARE THE FEE SIMPLE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAT TO BE SUBDIVIDED. WE FURTHER CERTIFY THAT DOUGLAS R. MEREDITH SURVEYED AND MADE THIS PLAT OF SURVEY AT OUR DIRECTION AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF THE TRACT OF LAND CONVEYED TO HOLLINS COMMUNICATIONS RESEARCH INSTITUTE BY DEED RECORDED IN DEED BOOK PAGE OF ROANOKE COUNTY, VIRGINIA.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED AND COMBINED THIS LAND, AS SHOWN HEREON, ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, SECTION 15.1-465 THROUGH 15.1-485 AS TO DATE, AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES, AS AMENDED TO DATE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEALS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19 \_\_\_\_\_

DATE

STATE OF VIRGINIA

OF \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT

\_\_\_\_\_ OWNER, WHOSE NAME IS SIGNED TO FOREGOING WRITING

DATED \_\_\_\_\_, 19 \_\_\_\_\_ DID PERSONALLY APPEAR BEFORE ME IN MY AFORESAID \_\_\_\_\_ AND STATE AND ACKNOWLEDGED THE SAME ON \_\_\_\_\_, 19 \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_, 19 \_\_\_\_\_

NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19 \_\_\_\_\_, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ATTACHED IS ADMITTED TO RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

TESTE: \_\_\_\_\_  
CLERK

"Approval hereof by the Roanoke County Subdivision Agent is for purposes of ensuring compliance with the Roanoke County Subdivision Ordinance. Private matters, such as compliance with restrictive covenants or other title requirements, applicable to the properties shown hereon, are not reviewed or approved with regard to this subdivision or re-subdivision."

"The owner of fee title to the property on which an easement is shown is responsible for maintenance of the storm drainage and stormwater management facilities located herein."

NOTES:

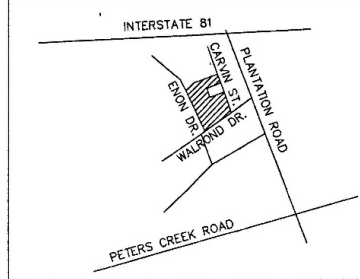
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE 100 YEAR FLOOD ZONE.
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY.
4. FEMA FLOOD ZONE: 'X'
5. LEGAL REFERENCE: P.B. 593 PG. 567  
D.B. 398 PG. 69 (DANNER CEMETERY)  
TAX MAP NO. 27.06-3-4



NOTE:  
HOLLINS COMMUNICATIONS RESEARCH INSTITUTE BY VIRTUE OF COURT ORDER HAS RETAINED FEE SIMPLE OWNERSHIP OF THE DANNER CEMETERY. THE EXISTING GRAVE SITES HAVE BEEN REMOVED AND ANY EXISTING HUMAN REMAINS HAVE BEEN REMOVED AND REINTERRED AT EAST HILL CEMETERY IN SALEM, VIRGINIA PER COURT ORDER CASE NO. CH97-236.

POINT	NORTHING	EASTING
1	4998.890	4816.588
2	5085.390	4935.640
3	5237.121	5386.493
4	5133.230	5423.809
5	5048.719	5188.527
6	4940.103	5227.540
7	5024.614	5452.923
8	4834.327	5531.172
9	4475.816	5179.984
1	4998.890	4816.588

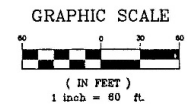
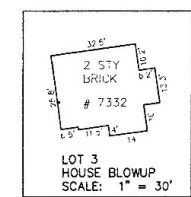
TOTAL SUBDIVISION ACREAGE: 6.21 ACRES



VICINITY MAP  
NO SCALE



- LEGEND
- SURVEYED PROPERTY LINE
  - DEED LINE
  - SET REBAR
  - EXISTING IRON FOUND



### PLAT OF SURVEY SHOWING

The Combination of 0.098 Acres (Danner Cemetery) with 6.112 Acres (Property of Hollins Communications Research Institute) and Subdividing the Combined Lands to Create

"HOLLINS WEST PROFESSIONAL CENTER"  
For  
HOLLINS COMMUNICATIONS  
RESEARCH INSTITUTE

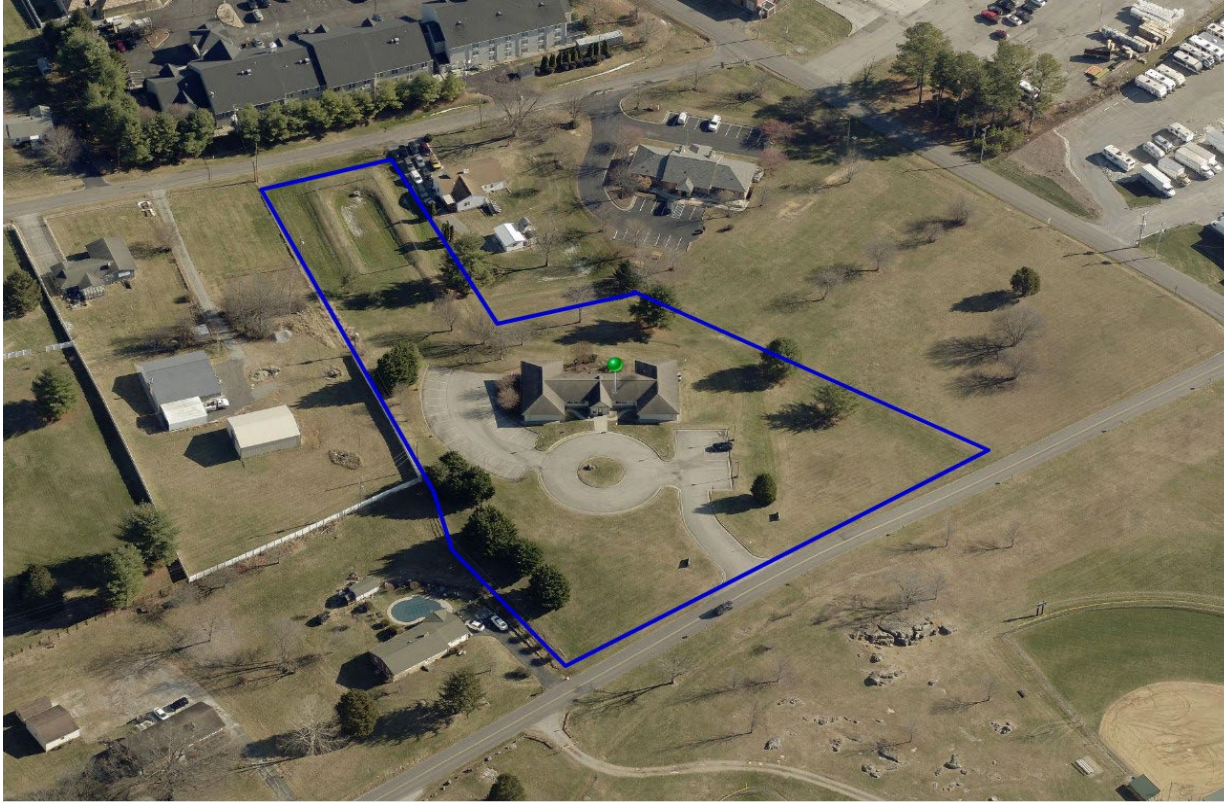
Located in  
Hollins Magisterial District  
Roanoke County, Virginia

**LMW P.C.**  
ENGINEERING - ARCHITECTURE - SURVEYING  
(540) 345-0875 1401 2nd STREET, S.W.  
FAX (540) 342-4456 ROANOKE, VIRGINIA 24011

DATE: \_\_\_\_\_  
I HEREBY CERTIFY THIS PLAT OF TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
SUBDIVISION AGENT,  
ROANOKE COUNTY, VIRGINIA

# AERIAL VIEW



## TRAFFIC COUNTS

	VPD
Plantation Road	13,000
Enon Drive	640
I-81	15,000

## AREA DEMOGRAPHICS

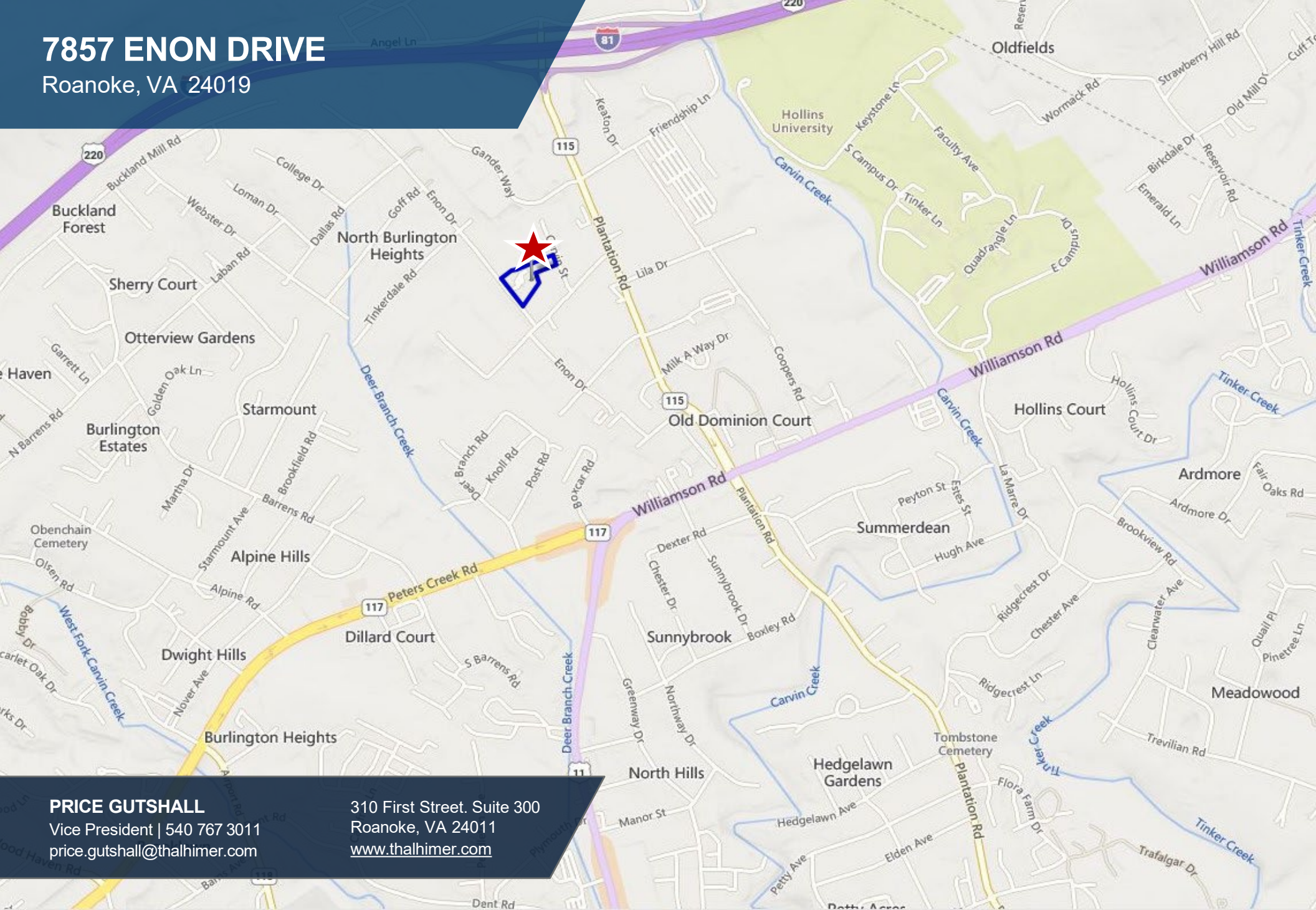
	1 Mile	3 Miles	5 Miles
Population	3,650	25,109	76,775
Households	1,214	10,485	31,802
Avg. HH Income	\$110,535	\$81,976	\$76,738
Daytime Population	5,620	29,044	76,441





# 7857 ENON DRIVE

Roanoke, VA 24019



## PRICE GUTSHALL

Vice President | 540 767 3011  
price.gutshall@thalhimer.com

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