

# RIDGEWOOD HILLS CORPORATE CENTER

2800 KEAGY ROAD SALEM, VA 24153



## OFFERING SUMMARY

**Available SF:** 5,089 - 10,000 SF

**Lease Rate:** \$19.50 SF/yr (NNN)

**Lot Size:** 2.09 Acres

**Year Built:** 2003

**Building Size:** 26,883 SF

**Zoning:** HBD

## PROPERTY OVERVIEW

Welcome to Ridgewood Hills Corporate Center, one of the Roanoke Valley's premier office buildings. Located in beautiful Salem, VA, less than a mile from LewisGale Regional Health System, this three-story building offers up to 15,000sf of available Class A office space. Built-in 2003, this building boasts all the modern amenities you would expect, including an elegant lobby complete with a two-story atrium with marble floors and wood paneling. On the first floor, two separate suites can be combined for approximately 5,089 square feet. The third floor has around 10,000 square feet, with an executive conference room, and beautiful views of The Roanoke Valley.

## PROPERTY HIGHLIGHTS

- Lodging available next door - Comfort Suites Inn
- Excellent commercial office location between Roanoke & Salem
- Secured building with 24-hour access
- Climate controlled space throughout
- Ample parking



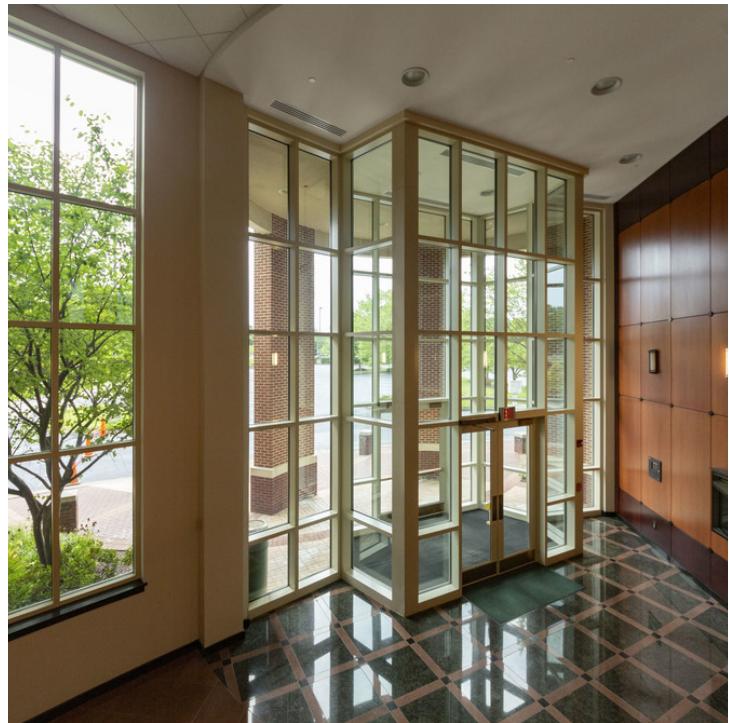
**BRYAN MUSSWHITE, CCIM**

Senior Vice President  
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FOR LEASE

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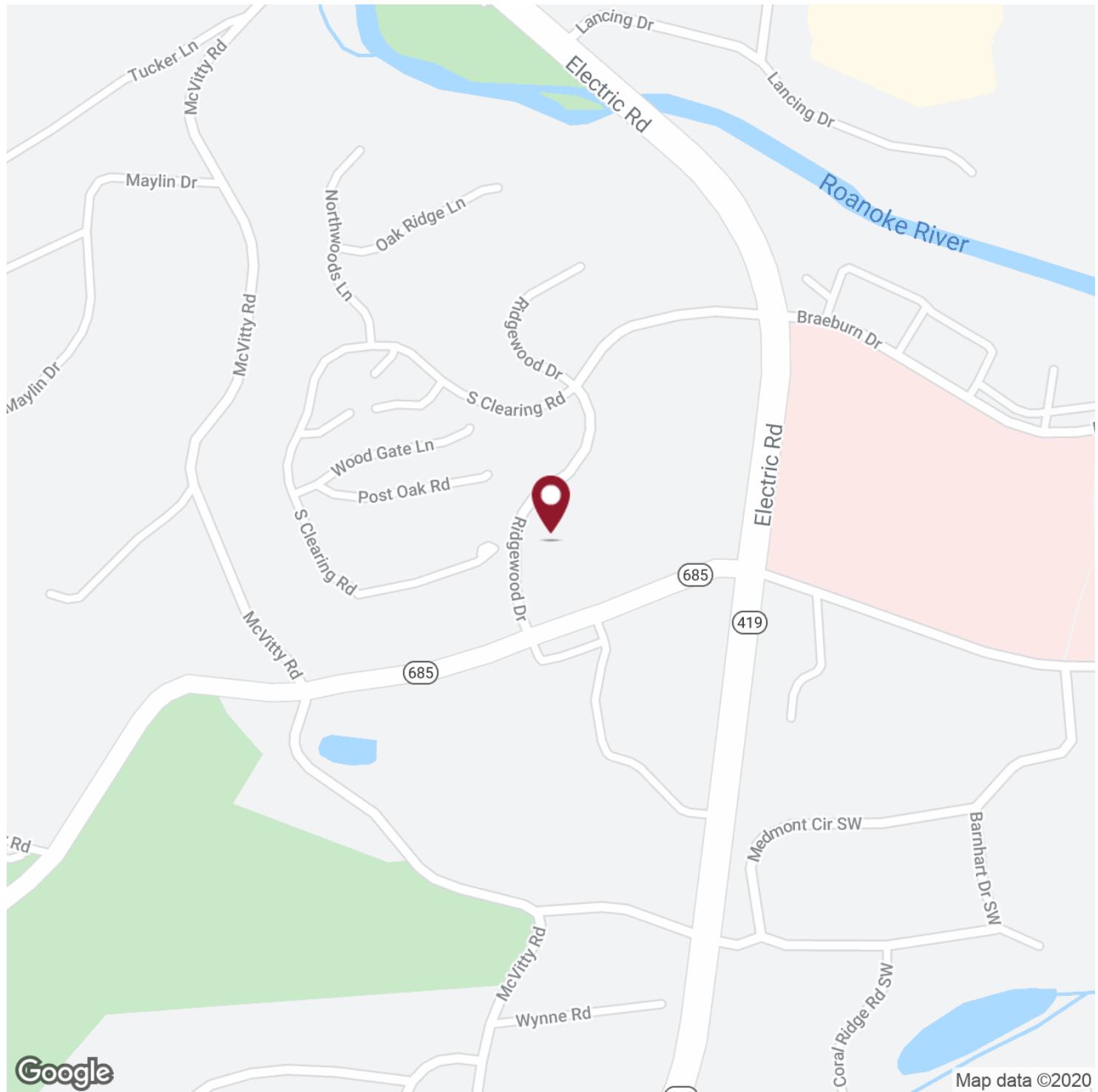
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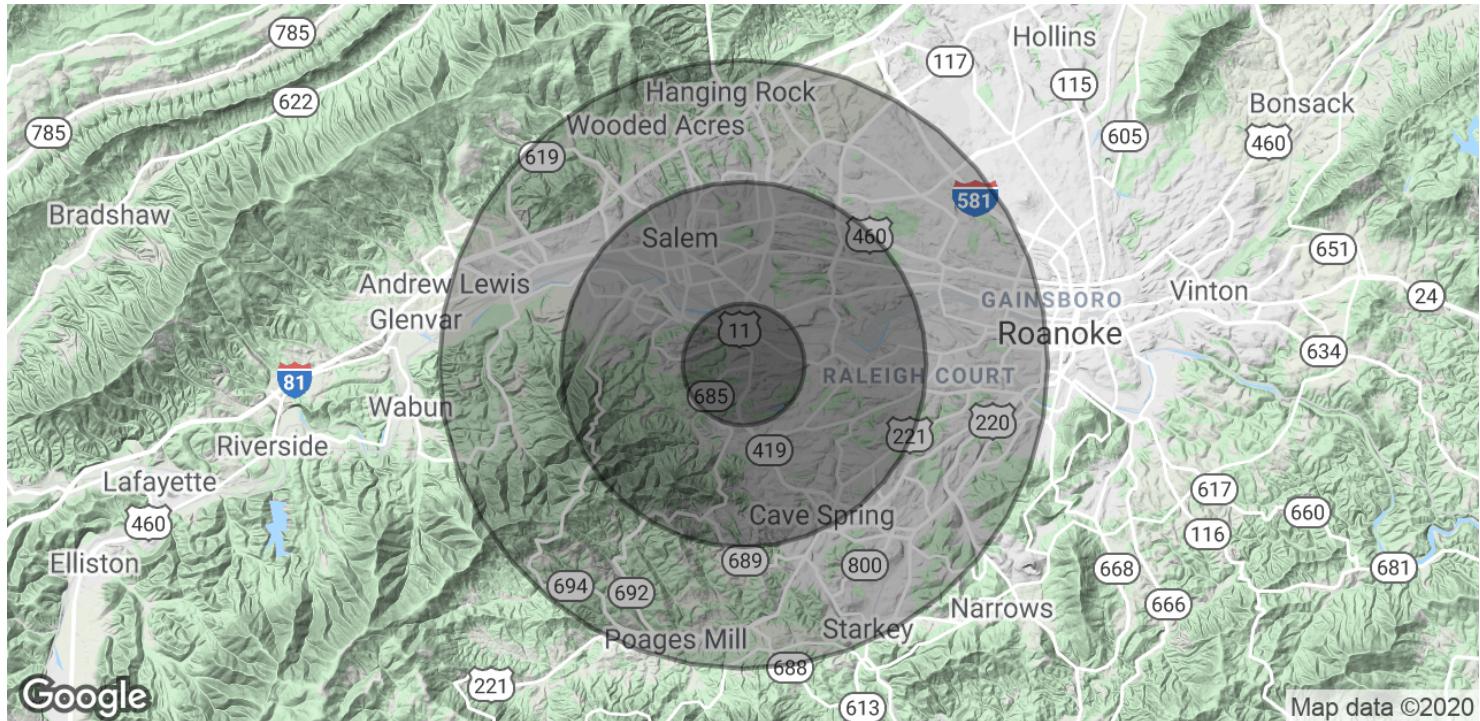


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,731	45,619	115,010
Average age	48.0	42.2	40.2
Average age (Male)	45.4	39.6	38.1
Average age (Female)	50.7	44.5	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,115	19,506	49,602
# of persons per HH	2.2	2.3	2.3
Average HH income	\$77,761	\$65,972	\$61,740
Average house value	\$276,049	\$204,900	\$212,823

\* Demographic data derived from 2010 US Census