

5228 VALLEYPONTE PARK

5228 VALLEYPONTE PARKWAY ROANOKE, VA 24019



OFFERING SUMMARY

Available SF: 4,762 SF

Lease Rate: \$14.00 SF/yr (NNN)

Building Size: 14,320 SF

PROPERTY OVERVIEW

Presented by Stephen Pendergrass of Poe & Cronk Real Estate Group. The Park at Valleypointe offers premium professional office space in the heart of the commercial center of the Roanoke Valley. The convenience of access to major thoroughfares I-581 & I-81, the regional airport, and superior location add to the appeal of this property. 5228 Valley Point Pkwy features 4,762 SF of premium office space in a high quality multi-tenant business park. This property is perfectly suited for professional office use. Valleypointe offers space within close proximity to several local amenities including: - Roanoke Regional Airport - Valley View Mall - Downtown Roanoke



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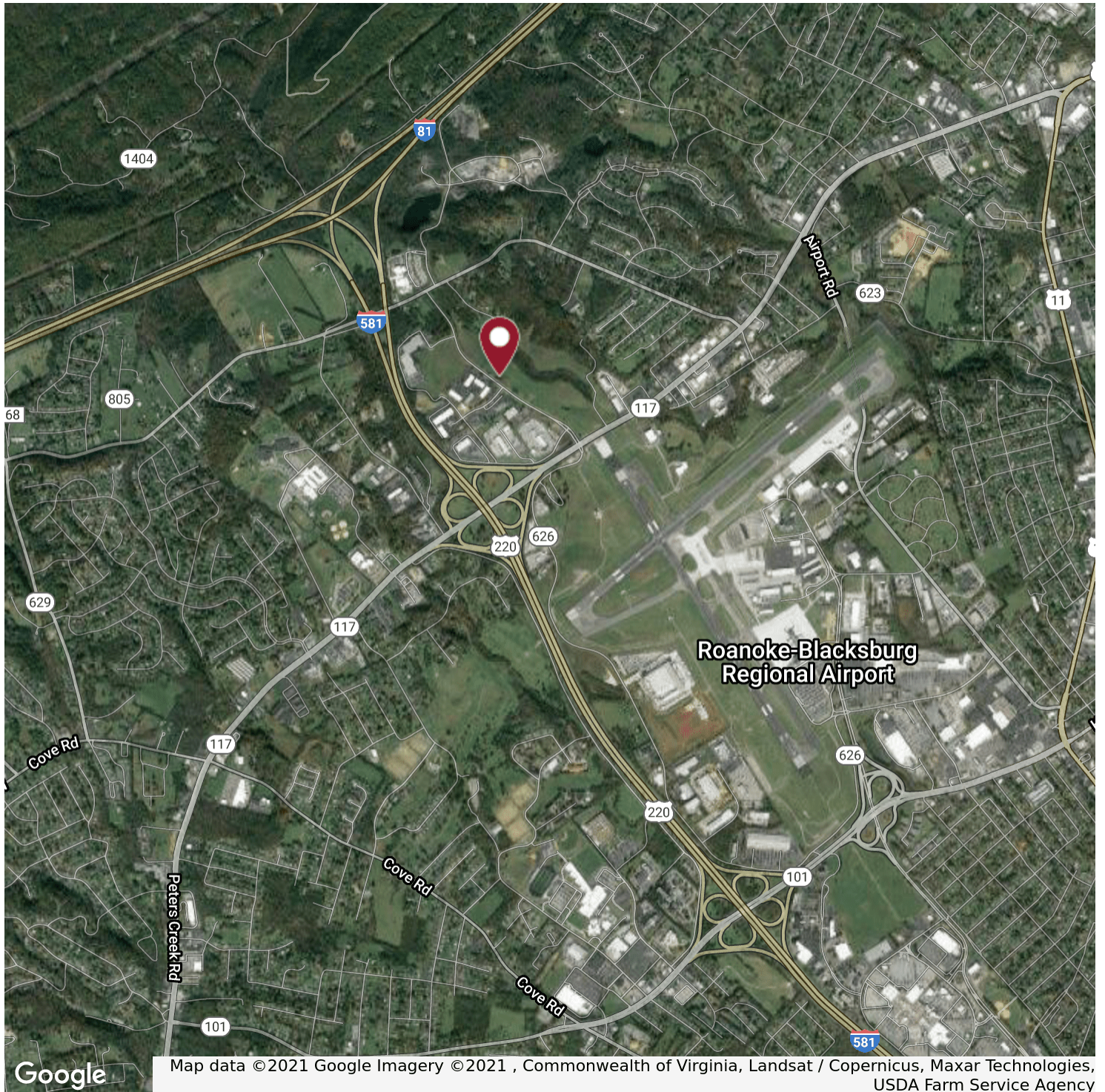


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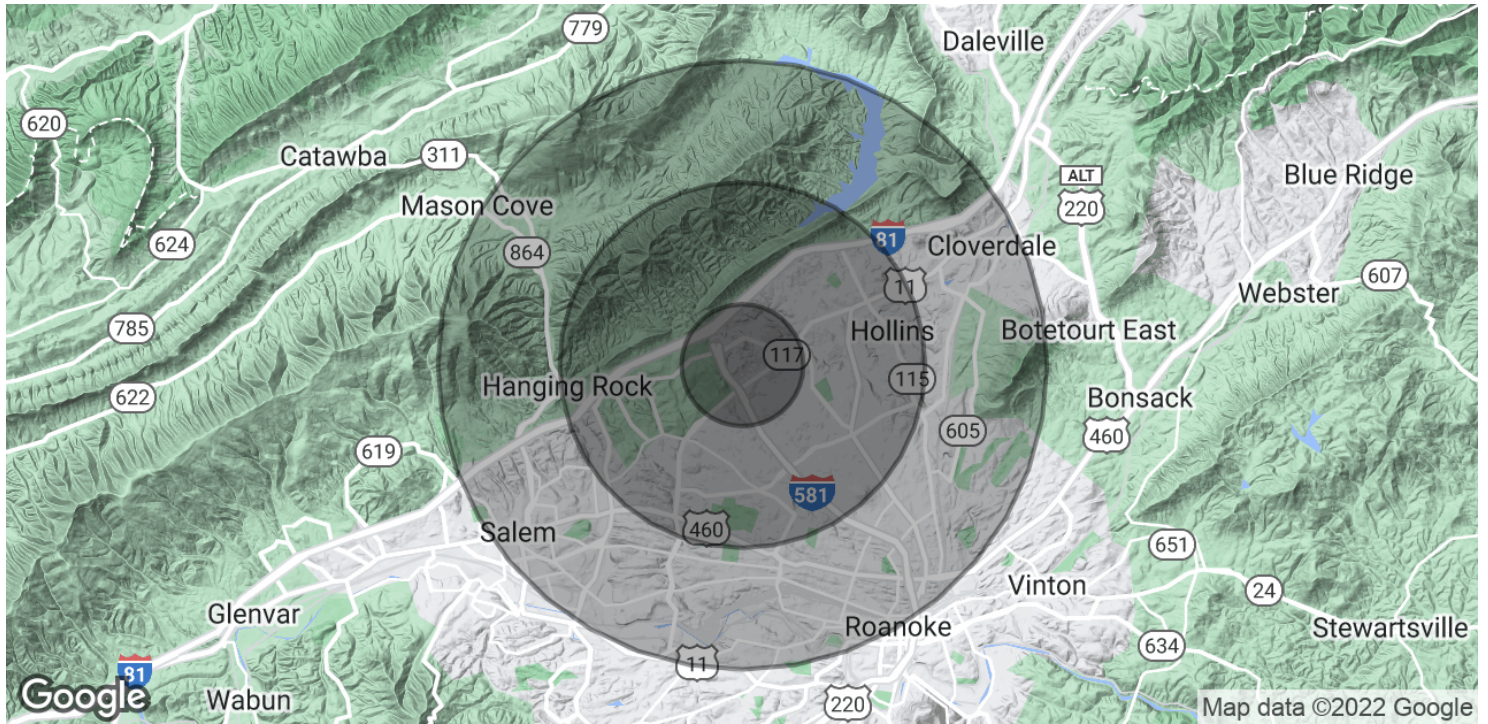
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,384	39,258	101,264
Average Age	42.5	40.6	38.6
Average Age (Male)	40.9	38.3	35.9
Average Age (Female)	43.2	42.8	40.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,895	16,913	43,008
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$63,235	\$52,147	\$48,752
Average House Value		\$174,890	\$179,171

* Demographic data derived from 2010 US Census



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