Moneta Medical Center 4860 Rucker Road | Moneta, VA

MEDICAL / FLEX OFFICE FOR SALE



KRISTY MILTON

Associate 434 455 2308 kristy.milton@thalhimer.com Coffee Crossing 6000 Boonsboro Rd, Suite A Lynchburg, VA 24503 *www.thalhimer.com*



PROPERTY FEATURES



- 14,503 SF Masonry constructed/flex office space
- Currently configured as multiple suite, including dental tenant in place
- Walk in access from 2 levels
- Well suited for ancillary medical use, office or daycare
- Suites available for lease to qualified tenants on annual basis
- 60 asphalt paved parking spaces
- 3.70 Acres-325 feet frontage along Rucker Road
- Convenient to Route 122 and all areas of Smith Mountain Lake
- Public Water-8" Line
- Zoned A-V Agricultural Village
- 2023 Tax Assessment \$1,190,600
- Elementary School and Fire Department within one block
- 4.3 miles North of Hales Ford Bridge at Smith Mountain Lake
- Offered at \$895,000

PHOTOS



SITE AERIAL

14,303 SF Medical/Flex Office Space 3.70 Acres | 325 Feet of Frontage



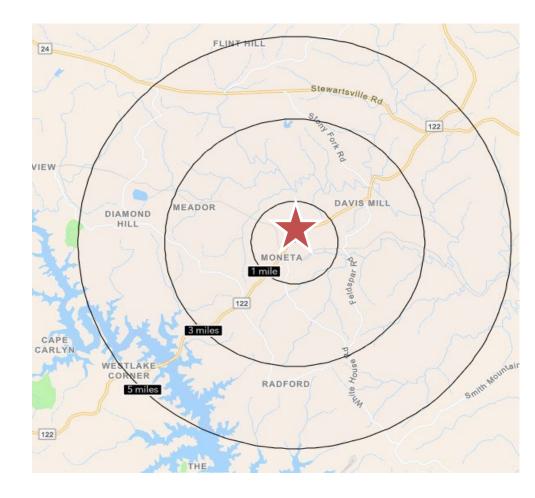
LOCATION AERIAL







DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	445	2,299	6,883
# of Households	193	952	3,020
Daytime Population	756	2,234	5,786
Average Household Income	\$98,715	\$90,853	\$93,165









loneta ARMACY

KRISTY MILTON Associate 434 455 2308 kristy.miltonl@thalhimer.com

Coffee Crossing 6000 Boonsboro Street, Suite A Lynchburg, VA 24503 <u>www.thalhimer.com</u>



CONTACT INFORMATION

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer ©2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.