

# Moneta Medical Center

4860 Rucker Road | Moneta, VA

MEDICAL / FLEX OFFICE FOR SALE



For more information, contact:

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**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

# 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



**6,883**

5 MILE POPULATION



**3,020**

5 MILE # HOUSEHOLDS



**5,786**

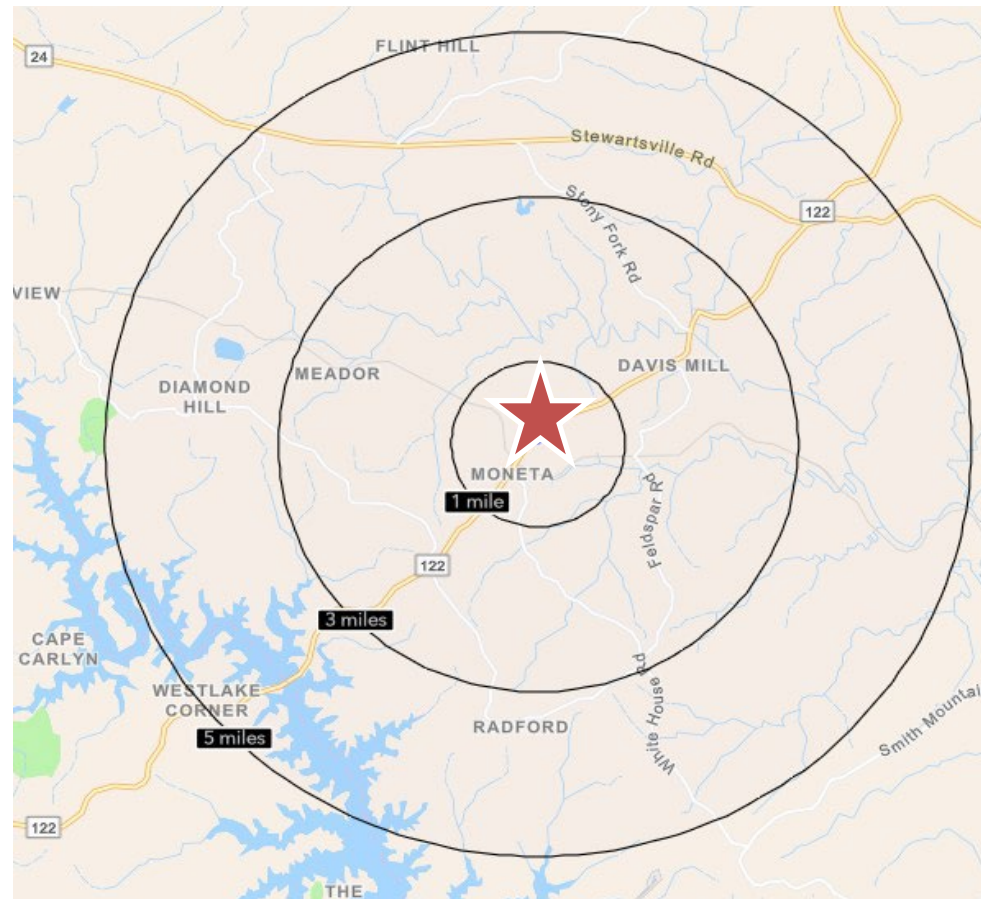
5 MILE DAYTIME POPULATION



**\$98,715**

1 MILE AVERAGE HOUSEHOLD INCOME

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





**CONTACT  
INFORMATION**

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