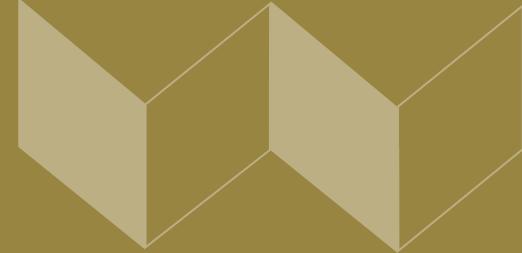


THE PONCE DE LEON



PROPERTY DESCRIPTION

Beautiful retail space in the well-renovated Ponce de Leon Apartment building in Downtown Roanoke. Corner location provides excellent visibility. Neighboring businesses include Golden Hour Salon, A New Leaf, and Regina Lograsso Photography, all at the base of the building housing 90 higher-end apartments. Strong daytime population due to larger employers and traffic-generators such as Roanoke City Schools, the City of Roanoke municipal offices and courts, federal office buildings and courts, and TAP, as well as numerous small businesses.

Larger storefront glass windows, restored terrazzo floors, and high ceilings characterize the space.

PROPERTY HIGHLIGHTS

- Located on Busy Downtown Roanoke Corner
- Surrounded by Large Residential Properties
- Storefront Windows on Both Campbell & 2nd Street
- Strong Daytime Population

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Available SF:	1,295 SF
Lot Size:	0.46 Acres
Building Size:	78,037 SF

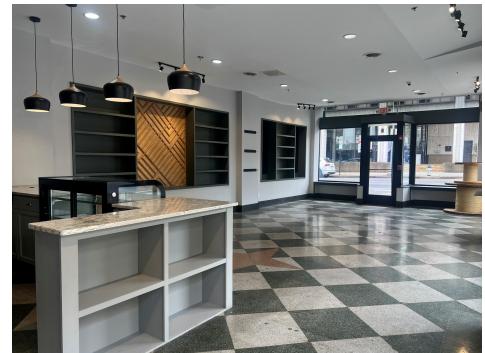
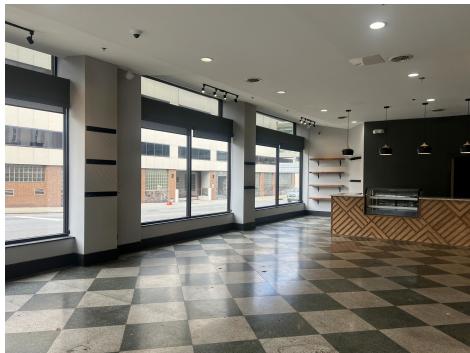
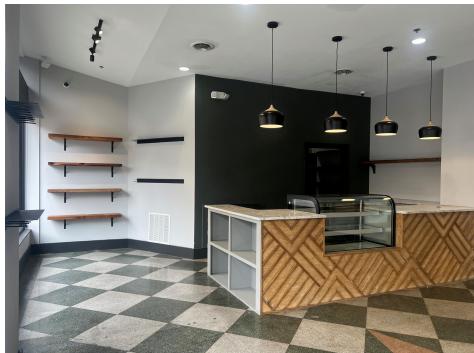
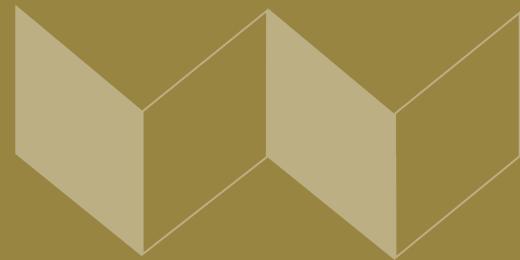
KRISTA VANNOY, CCIM, SIOR
Vice President & COO
540.342.0881
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO
540.342.8599
mwaldvogel@waldvogelcommercial.com

WALDVOGEL
Commercial Properties

131 Campbell Avenue SW, Roanoke, VA 24011

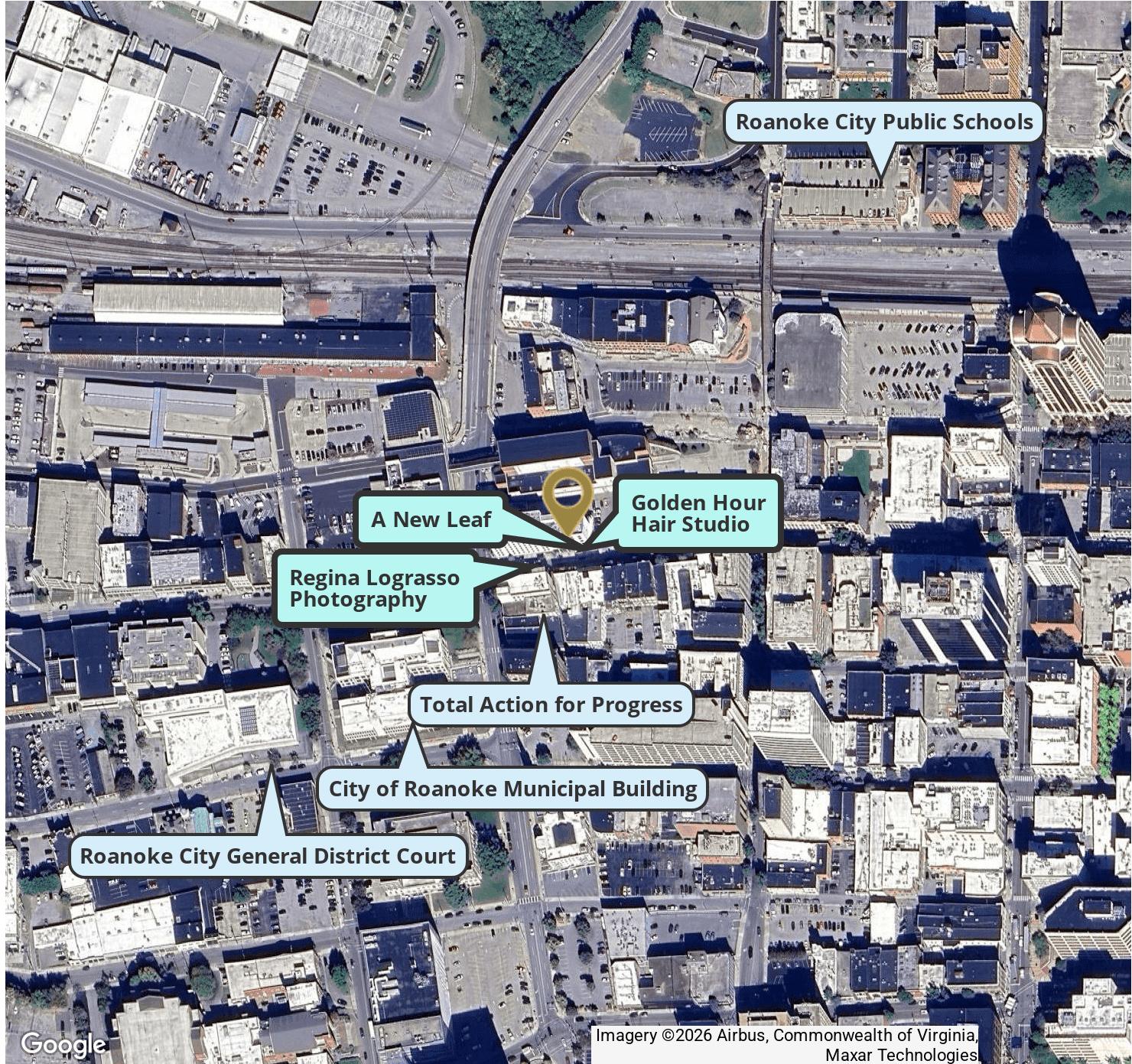
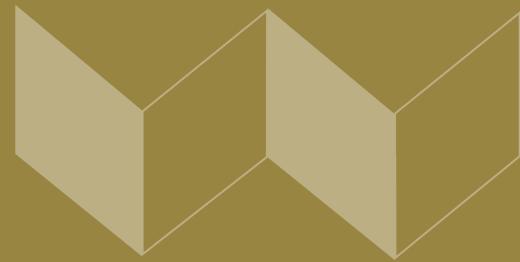
PHOTOS



KRISTA VANNOY, CCIM, SIOR
Vice President & COO
540.342.0881
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO
540.342.8599
mwaldvogel@waldvogelcommercial.com

AREA HIGHLIGHTS

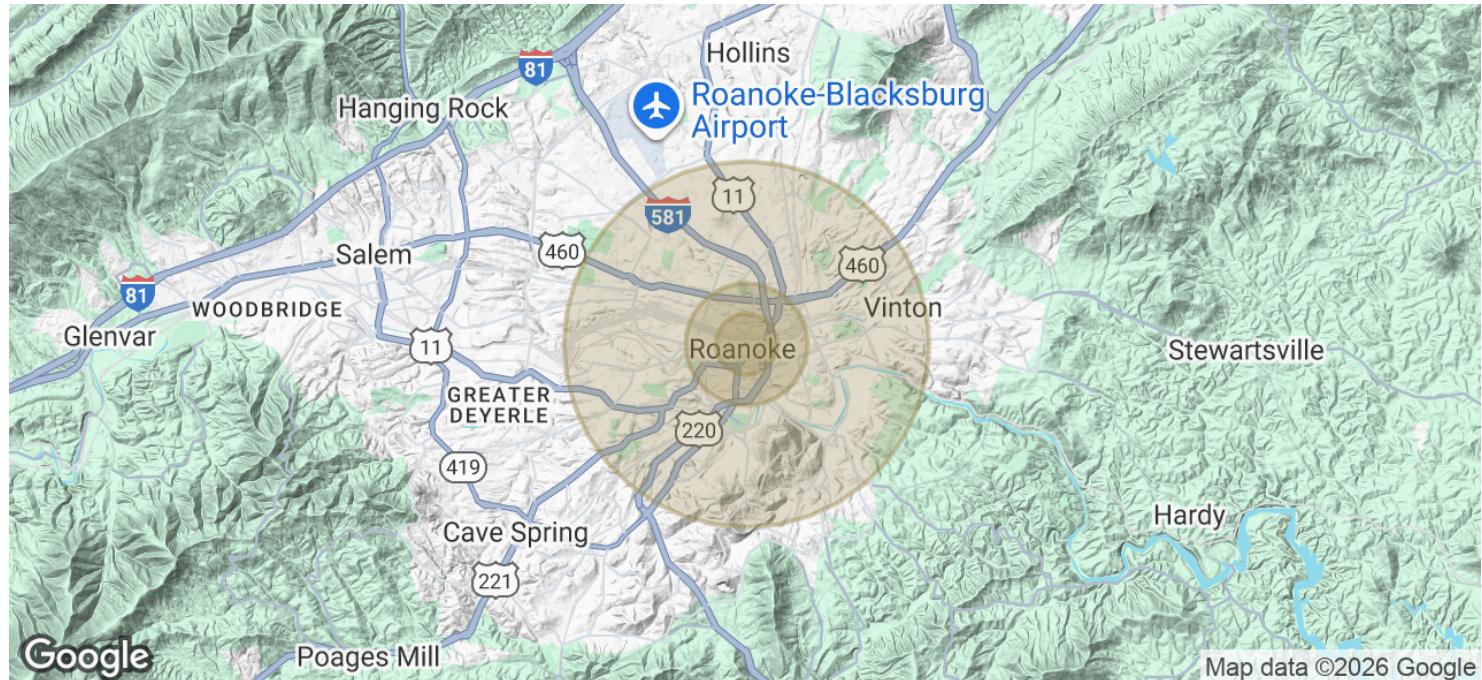
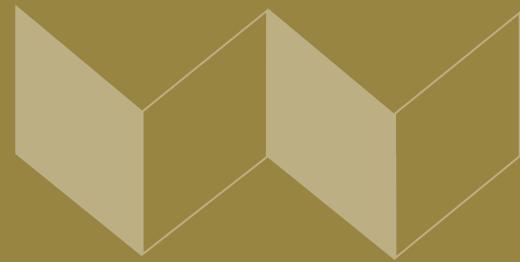


KRISTA VANNOY, CCIM, SIOR
Vice President & COO
540.342.0881
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO
540.342.8599
mwaldvogel@waldvogelcommercial.com

WALDVOGEL
Commercial Properties

DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	3,752	12,291	74,875
Average Age	39	39	40
Average Age (Male)	39	38	39
Average Age (Female)	39	39	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	2,040	6,021	33,676
# of Persons per HH	1.8	2	2.2
Average HH Income	\$64,644	\$58,884	\$71,666
Average House Value	\$481,352	\$327,559	\$247,762

Demographics data derived from AlphaMap

KRISTA VANNOY, CCIM, SIOR
 Vice President & COO
 540.342.0881
 kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR
 President & CEO
 540.342.8599
 mwaldvogel@waldvogelcommercial.com


WALDVOGEL
Commercial Properties