



# VALLEY VIEW MALL INVESTMENT OPPORTUNITY

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5049 Valley View Blvd NW, Roanoke, VA 24012

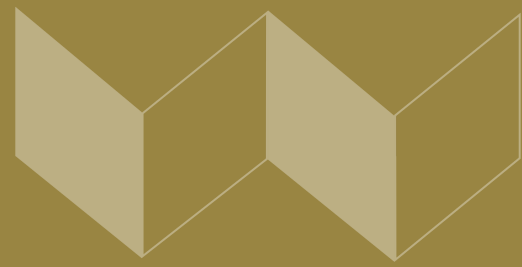
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# PROPERTY HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Prominent Ring Road Location
- 9,522 SF modern office building
- Constructed in 2000
- 100% occupied by strong regional tenant
- Versatile CG zoning
- Steady traffic flow

## OFFERING SUMMARY

Sale Price:	\$2,750,000
Number of Units:	1
Lot Size:	1.13 Acres
Building Size:	9,522 SF
NOI:	\$143,444.06
Cap Rate:	5.22%

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# PROPERTY DESCRIPTION



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Introducing 5049 Valley View Blvd NW, Roanoke, VA, a prime investment opportunity. Versatile CG zoning allows for an array of office and retail uses. Constructed in 2000, this impressive property boasts 9,522 SF, housing 3 functional suites, each with its own glass-front exterior entrance. The three suites are currently combined and 100% occupied by a single tenant through 2032.

Don't miss the chance to acquire this attractive, modern office building with promising returns.

## LOCATION DESCRIPTION

Strategically nestled in the heart of Roanoke's bustling Valley View Mall area and with close proximity to the Roanoke-Blacksburg Regional Airport, I-581 and I-81, this property is both accessible and highly visible. The immediate surroundings feature well-known retail, dining, and entertainment establishments in addition to nearby residential areas, all of which promote a steady flow of traffic.

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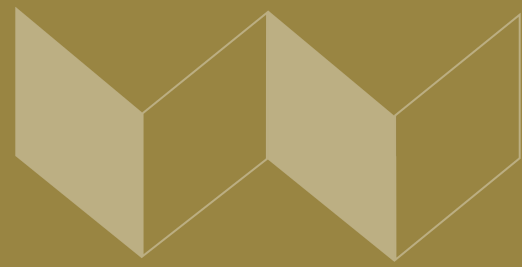
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# INCOME & EXPENSES



## INCOME SUMMARY

2026 Suite A/B Rent	\$148,687
2026 Suite C Rent	\$42,161
Vacancy Cost	\$0

**GROSS INCOME** **\$193,248**

## EXPENSES SUMMARY

Landscaping	\$1,100
Property Insurance	\$4,990
Real Estate Taxes (based on 1/2026 assessment)	\$32,825
Real Estate Storm Water fee (based on \$1.55/500SF impervious surface)	\$1,172
Snow Removal	\$2,870
Pest Control	\$180
Trash Removal	\$3,446
Valley View Mall Marketing Fund	\$3,221

**OPERATING EXPENSES** **\$49,804**

**NET OPERATING INCOME** **\$143,444**

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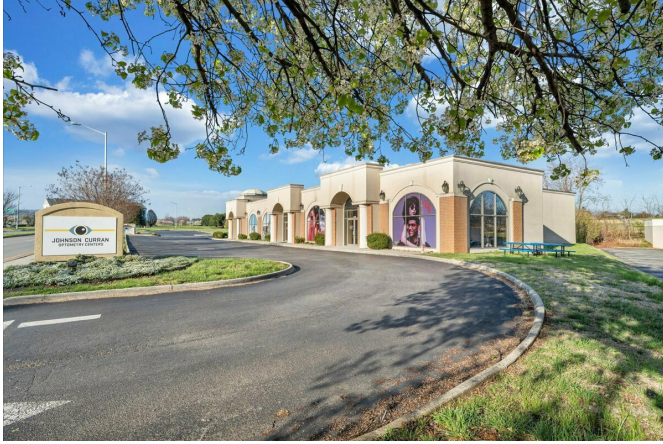
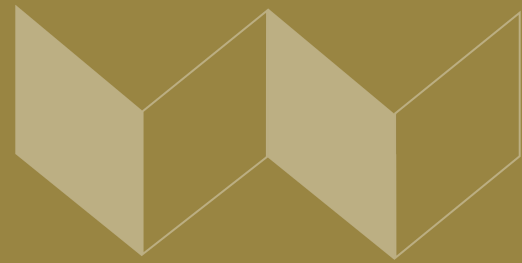
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# PHOTOS



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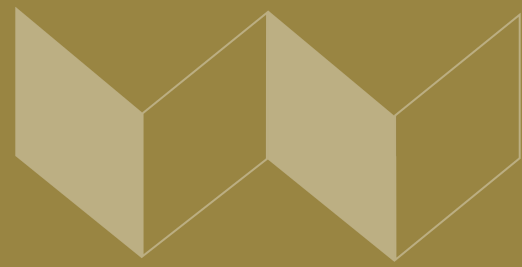
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# FLOOR PLAN



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# IMMEDIATE AREA



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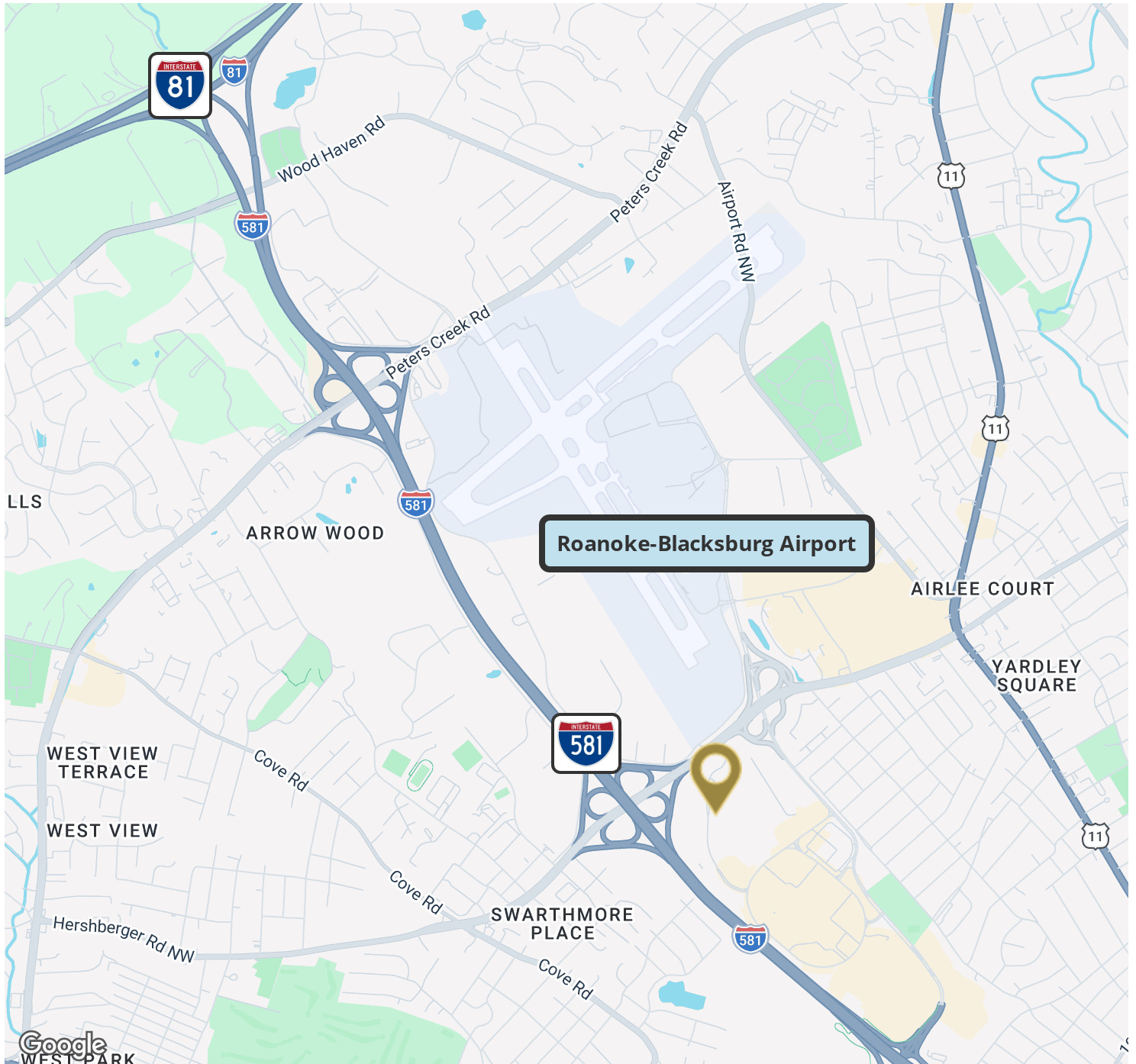
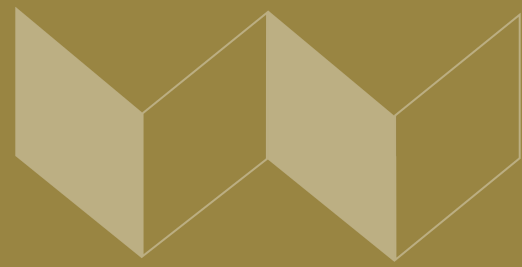
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**HIGHWAY/AIRPORT PROXIMITY**

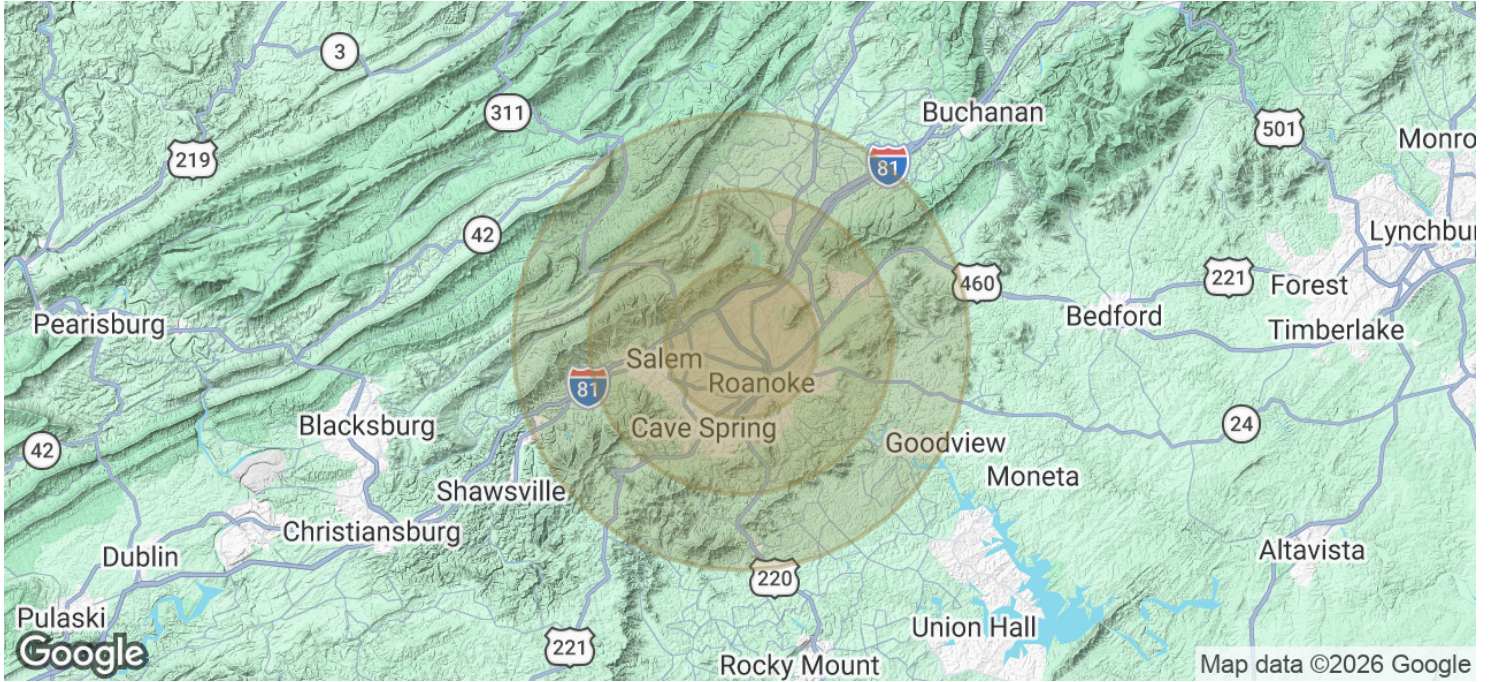
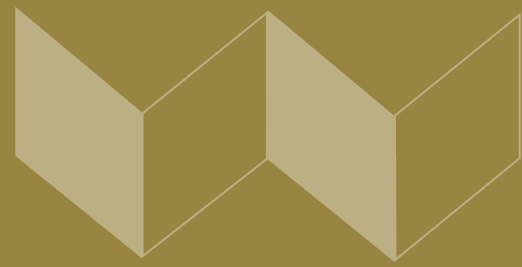


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# DEMOGRAPHICS



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	138,850	233,866	264,764
Average Age	39.7	41.7	42.2
Average Age (Male)	38.1	40.3	40.9
Average Age (Female)	41.6	43.1	43.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	59,445	98,001	110,281
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$79,106	\$91,667	\$92,673
Average House Value	\$231,119	\$269,334	\$267,258

2023 American Community Survey (ACS)

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