



7857 ENON DRIVE

Roanoke, Virginia 24019

AVAILABLE



THALHIMER



BUILDING SPECIFICATIONS

ADDRESS:	7857 Enon Drive, Roanoke, VA 24019
LOCATION:	Roanoke County
BUILDING AREA:	10,360 SF Two Story Building
TOTAL BUILDING SF:	124,000 RSF
SITE AREA:	3.11 Acres
ZONING:	C-1
PROPERTY TYPE:	Office, Medical, Educational/Research
YEAR BUILT	1998
PARKING:	35 Parking Spaces



BUILDING HIGHLIGHTS

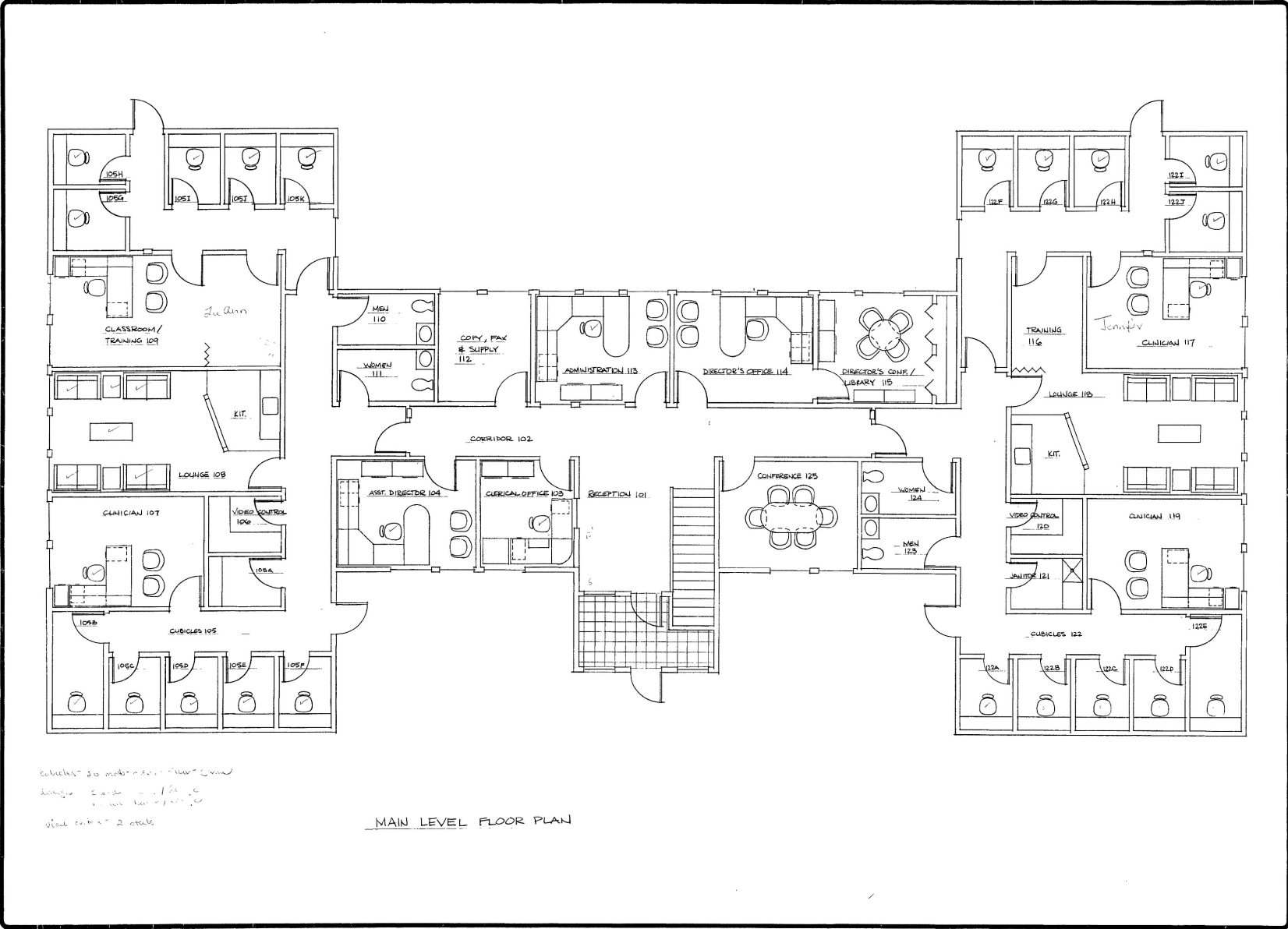
- 10,360 sf office building with great presence-individual offices, exam rooms, break areas. Ideal for general office, medical office, educational, or R&D space.
- Park like setting with exceptional views of the valley
- 35 parking spaces
- C-1 zoning provides numerous business options
- Strategically between Roanoke, Salem and Botetourt
- Easily accessible – just off I-81 near US Route 11
- Sales Price \$1,300,000
- Lease Rate \$15.00 PSF NNN

Location



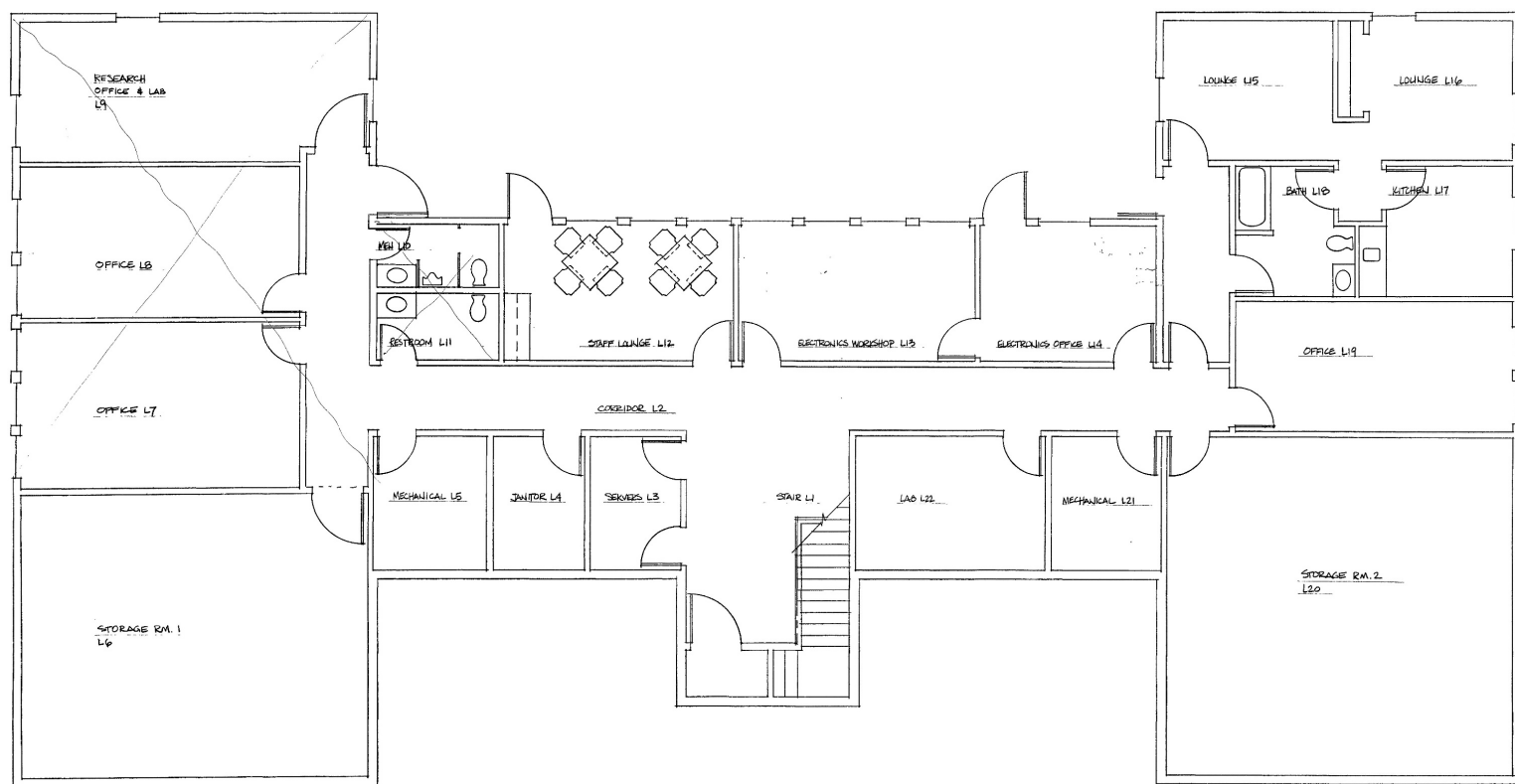
FLOOR PLAN

MAIN LEVEL



SITE PLAN

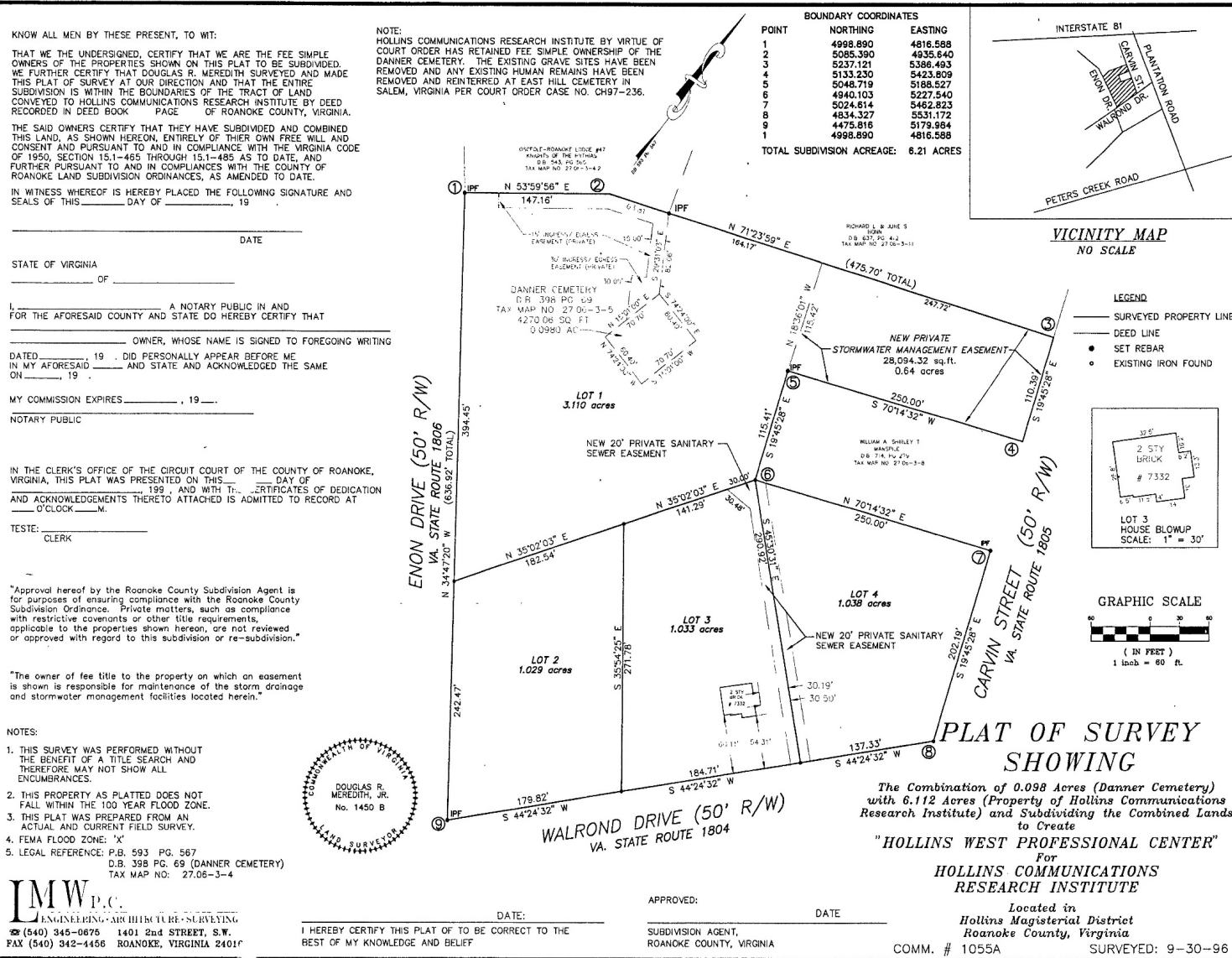
LOWER LEVEL



LOWER LEVEL FLOOR PLAN

SITE

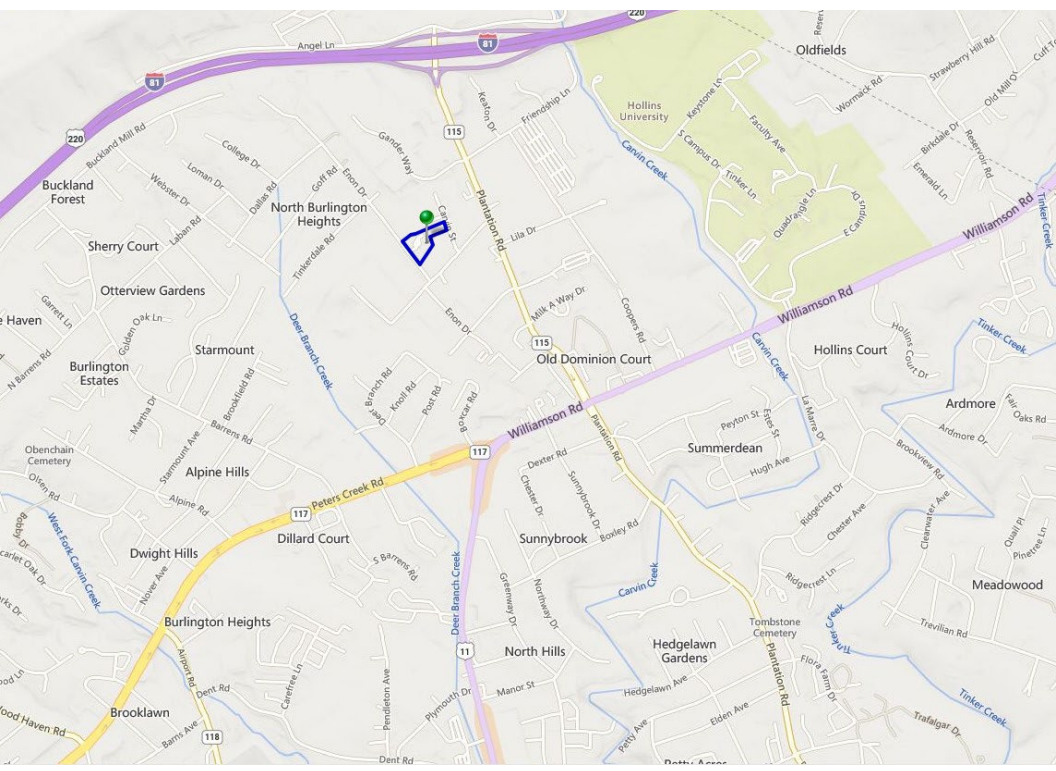
SURVEY





AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,650	25,109	76,775
Households	1,214	10,485	31,802
Avg. HH Income	\$110,535	\$81,976	\$76,738
Daytime Population	5,620	29,044	76,441



TRAFFIC COUNTS

	VPD
Plantation Road	13,000
Enon Drive	640
I-81	15,000

PROPERTY PHOTOS



7857 ENON DRIVE

Roanoke, VA 24019

Contact

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