

THE PARK AT VALLEYPONTE

5162 VALLEYPONTE PARKWAY ROANOKE, VA 24019



OFFERING SUMMARY

Available SF: 8,857 SF

Lease Rate: \$14.00 SF/yr (NNN)

Lot Size: 2.94 Acres

Year Built: 1993

Building Size: 8,857 SF

Zoning: I1C

PROPERTY OVERVIEW

Presented by Stephen Pendergrass at Poe & Cronk Real Estate Group. The Park at Valleypointe offers premium professional office space in the heart of the commercial center of the Roanoke Valley. The convenience of access to major thoroughfares I-581 & I-81, the regional airport, and superior location add to the appeal of this property.

5162 Valleypointe Pkwy features 8,857 RSF of office space in a high quality multi-tenant business park. This property is located on an end cap facing Valleypointe Parkway. This space features private offices and a section with an open floor plan surround by windows that allow for ample natural light.

PROPERTY HIGHLIGHTS

- High Quality Professional Space
- Close Proximity to Interstate system
- Easy access to airport
- Ample parking

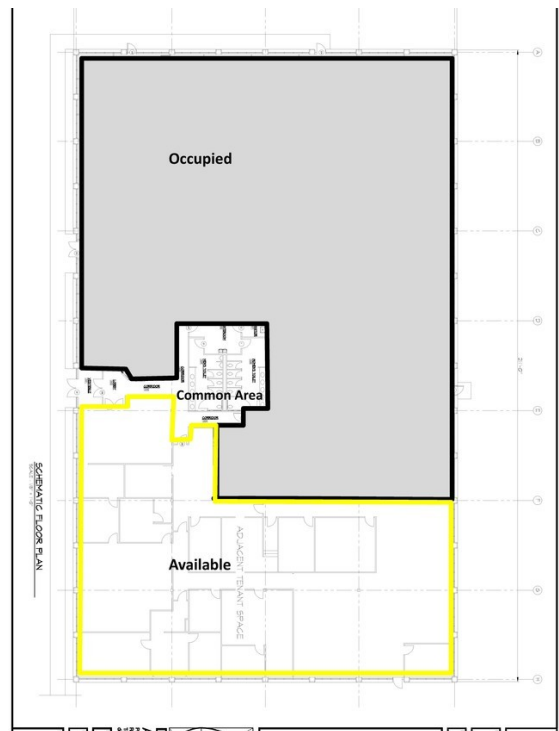


STEPHEN PENDERGRASS

Vice President
540.855.3655
spendergrass@pocronk.com

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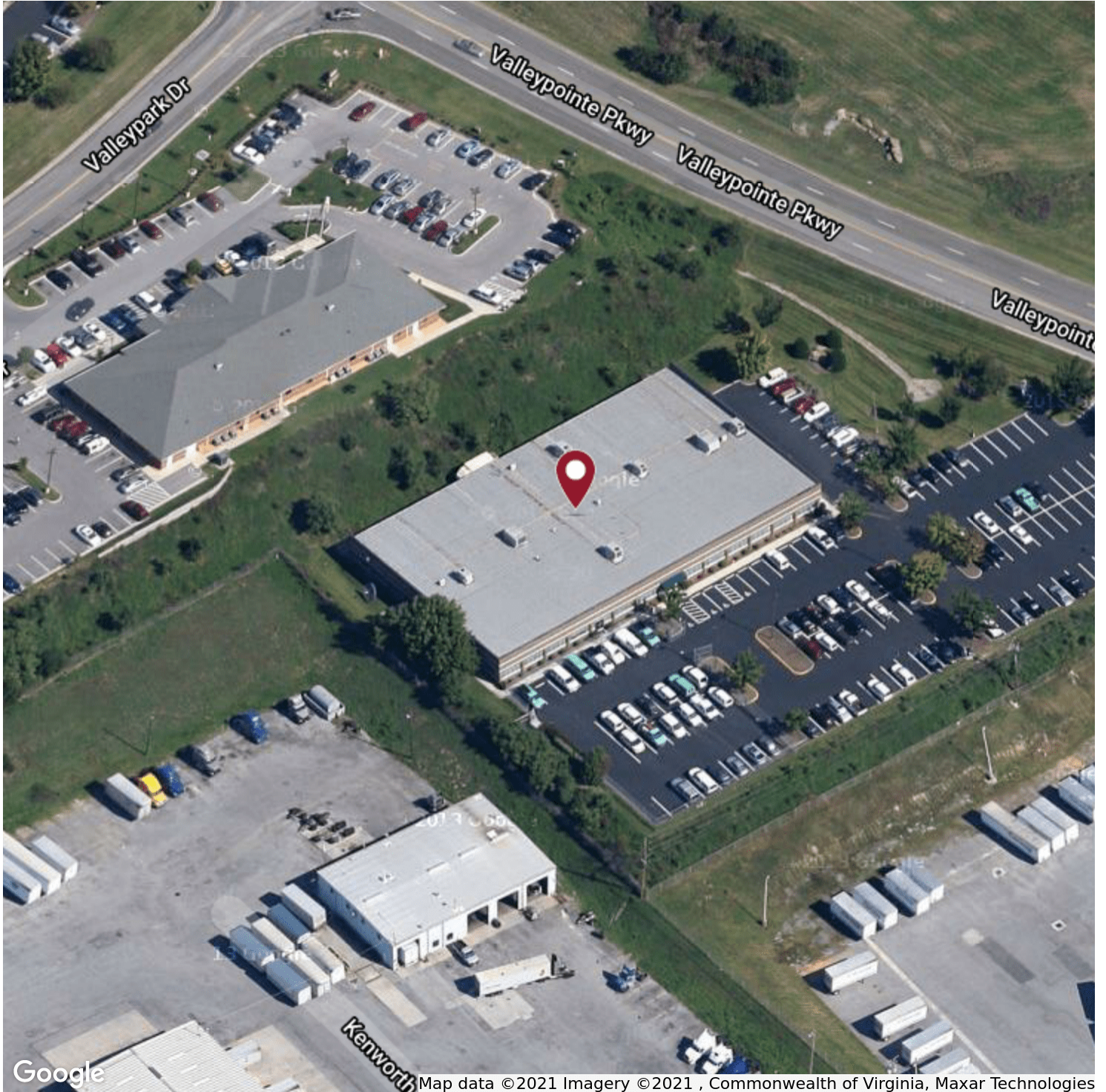
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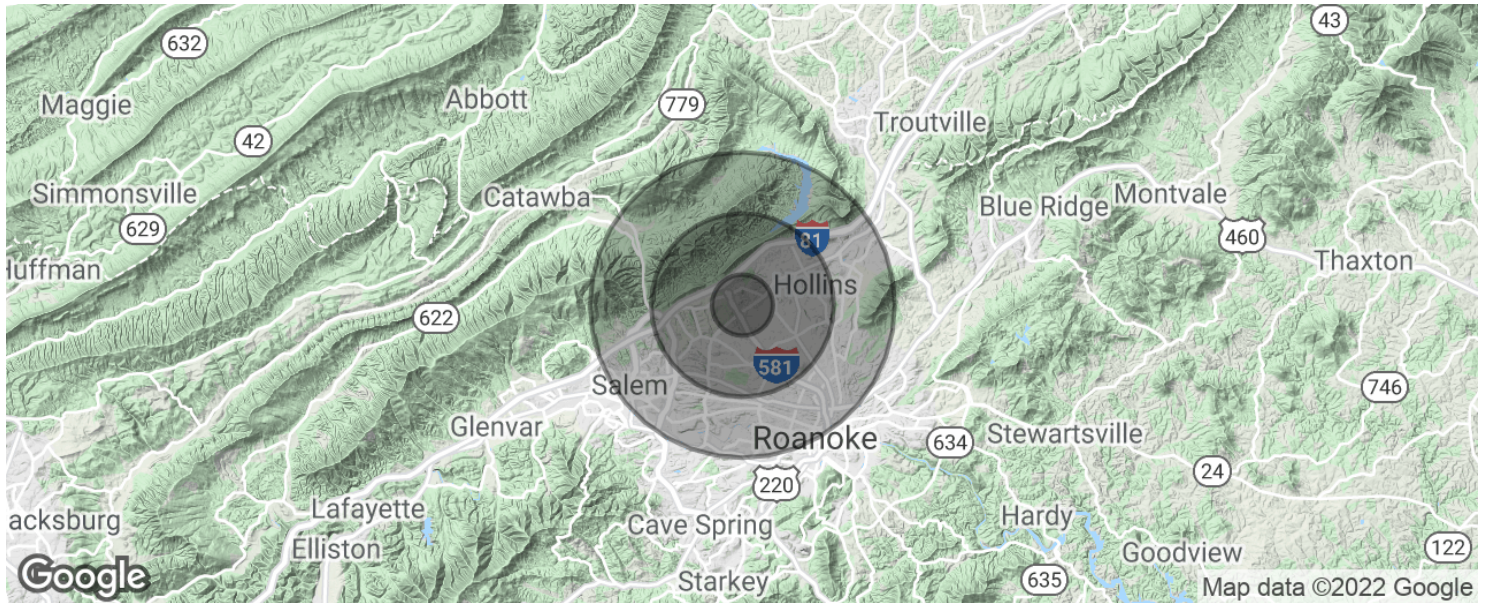


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,535	40,681	103,663
Median age	42.2	40.5	38.6
Median age (Male)	40.6	38.0	35.9
Median age (Female)	42.9	42.7	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,969	17,529	44,122
# of persons per HH	2.3	2.3	2.3
Average HH income	\$61,567	\$51,655	\$48,824
Average house value		\$174,265	\$179,174

* Demographic data derived from 2010 US Census



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