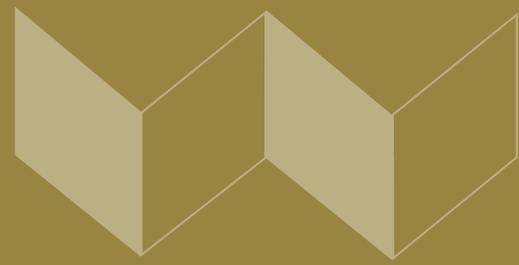


1524 Patrick Rd NE, Roanoke, VA 24012

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Ready for Immediate Occupancy
- On-Site, Dedicated Parking
- Gleaming Hardwood Floors & Abundant Natural Light
- Spacious Workspaces
- Private Location Along Busy Commercial Corridor
- Daycare Center Located Across the Street

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Full Service)
Available SF:	2,000 SF
Lot Size:	53,752 SF
Building Size:	7,000 SF

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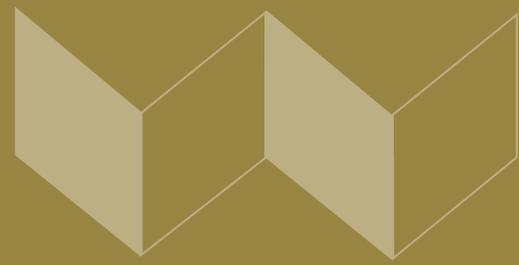
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PROPERTY DESCRIPTION



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Great office opportunity along Roanoke's Route 460 commercial corridor. The property was originally built as a residence and features hardwood floors, large windows providing lots of natural light, a kitchen/breakroom, spacious private offices and restrooms with showers. The space has just been updated with fresh neutral paint and new lighting. Exterior features include dedicated parking. A private gated entrance through a fenced yard offers a welcoming aesthetic.

This location is in an area of strong commercial and residential development with easy access to I-581 and I-81. It is close to some of the region's largest industrial employers, schools, restaurants, grocery, and big box retail. The property is very centrally located, but with a private setting on Patrick Road a block above Orange Avenue/Route 460. This corridor is the primary gateway between Roanoke and the Botetourt County communities of Blue Ridge and Daleville, and between Roanoke and Bedford, Forest and Lynchburg, Virginia.

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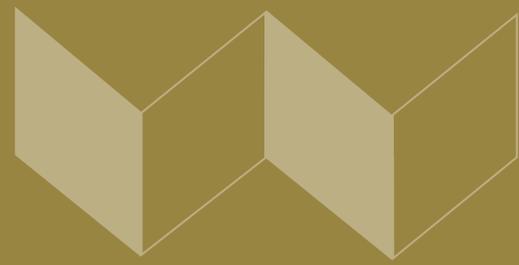
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PHOTOS



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NEIGHBORING BUSINESSES

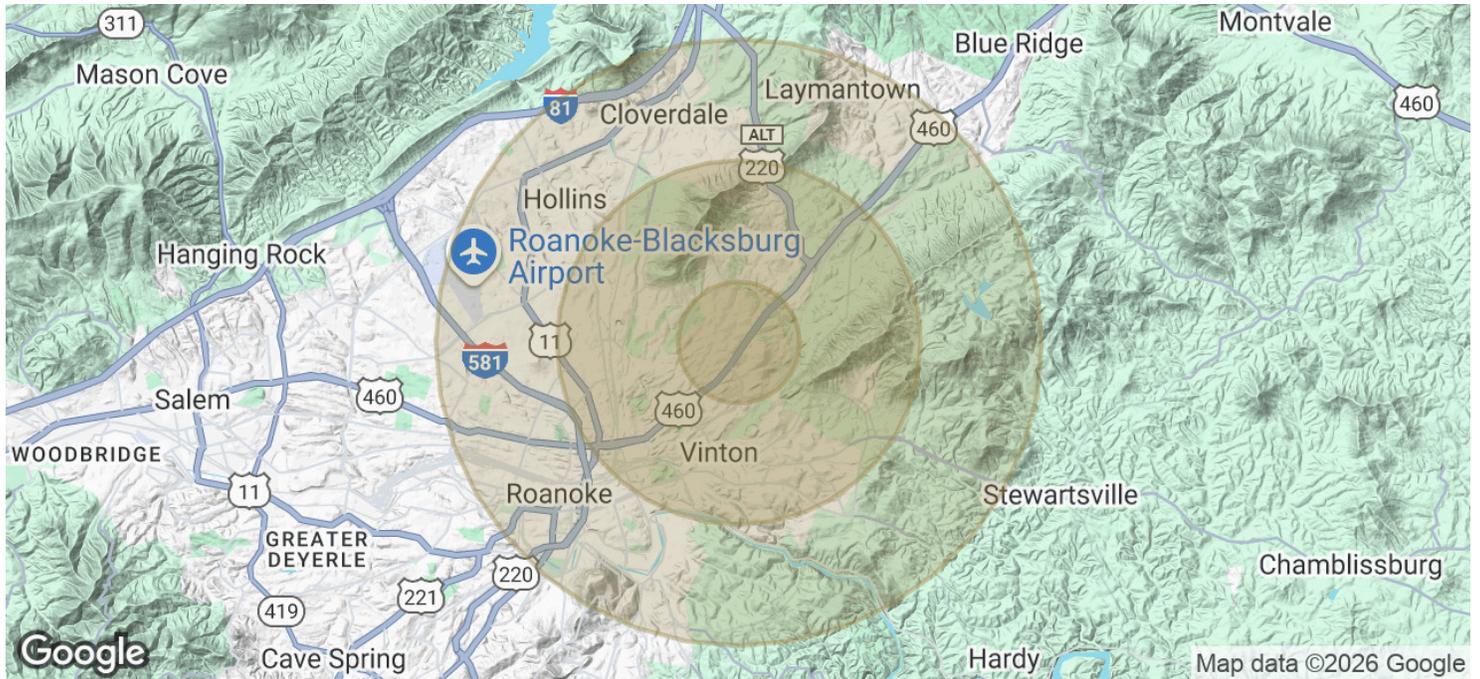
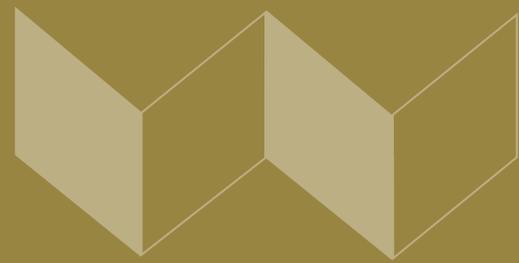


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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,994	40,578	99,717
Average Age	45	42	42
Average Age (Male)	44	40	40
Average Age (Female)	47	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,344	17,170	42,447
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$74,975	\$79,178	\$75,014
Average House Value	\$302,283	\$252,217	\$253,931

Demographics data derived from AlphaMap

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