

2774 Electric Road SW, STE D, Cave Spring, VA 24018

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Conveniently located in Cave Spring on the second level of an attractive, professional building in a well-established office park, the right half of Suite D is offered for lease. Upon entering Suite D, find a welcoming reception room. The left half of Suite D is currently occupied by another professional and the two sides share this central reception room. The available private space on the right side of Suite D includes two windowed offices brimming with natural light, a break counter and a restroom. This space is offered furnished with a full-service lease for a flat monthly rate. Tenant is responsible for internet.

Note: The square footage of the private space is approximated from the total square footage of the full suite.

LOCATION DESCRIPTION

Central Roanoke location--Highly accessible from either McVitty Road or Electric Rd/Route 419, the main traffic artery of Southwest Roanoke. Only minutes from Salem, Tanglewood Mall, and US-220. Well-situated in the midst of numerous other professional complexes and parks.

PROPERTY HIGHLIGHTS

- Cave Spring location
- Well-established office park
- Small, professional office space
- Two offices with natural light

OFFERING SUMMARY

Lease Rate:	\$900 per month (Full Service)
Available SF:	550 SF
Lot Size:	0.02 Acres
Building Size:	5,000 SF

KRISTA VANNOY, CCIM, SIOR
Vice President & COO

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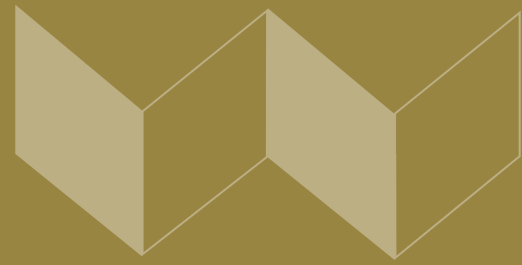
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PHOTOS



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AREA HIGHLIGHTS



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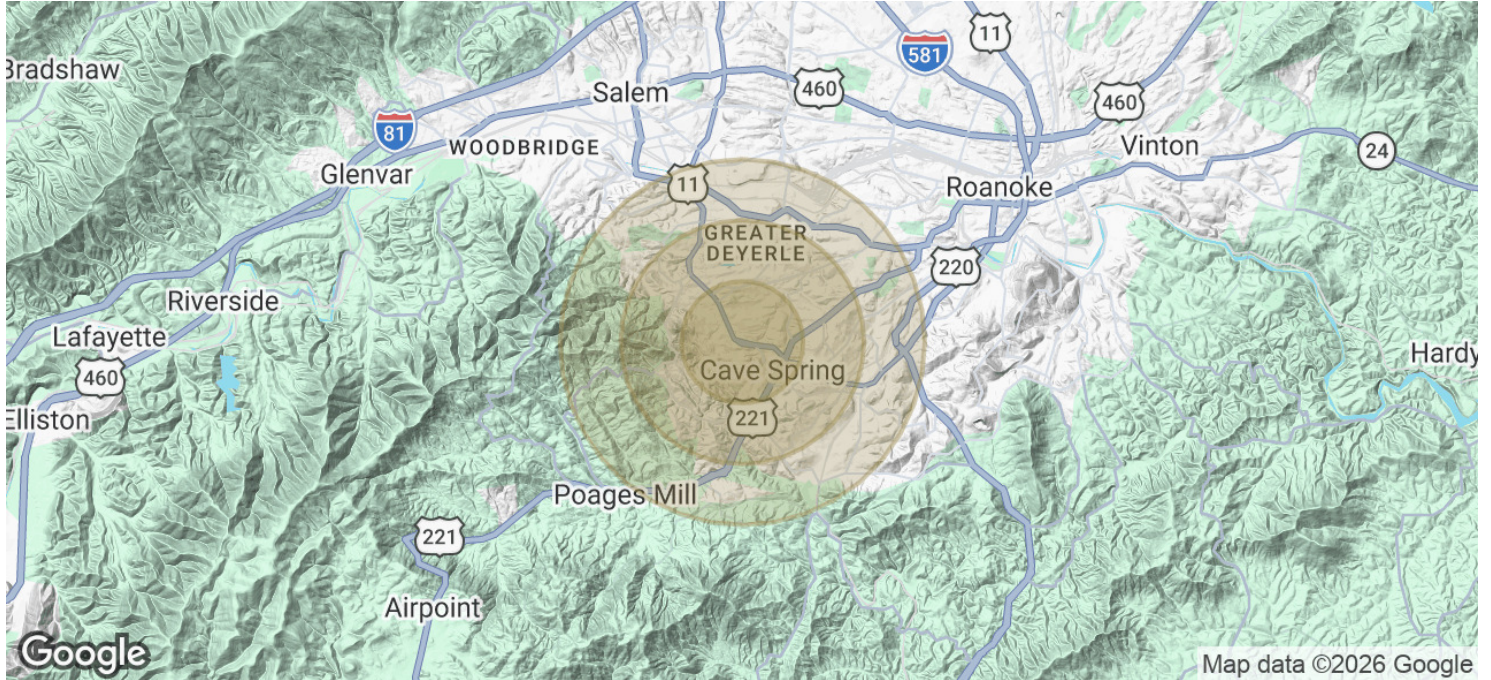
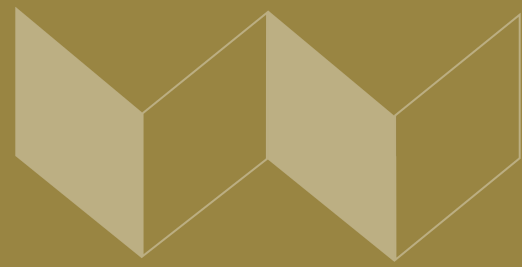
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DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,103	24,359	45,066
Average Age	43.0	43.5	43.9
Average Age (Male)	39.9	41.7	42.6
Average Age (Female)	44.0	45.1	45.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,457	10,442	19,666
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$95,012	\$105,162	\$109,364
Average House Value	\$297,272	\$303,259	\$316,100

2023 American Community Survey (ACS)

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