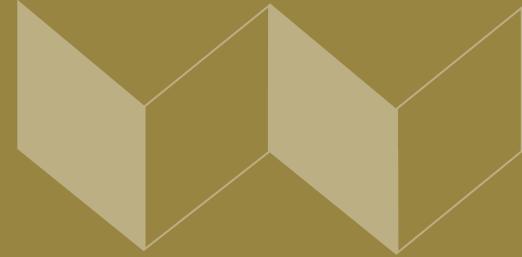


209 1st St SW, Roanoke, VA 24011

THE LOFTS AT FIRST AND KIRK



PROPERTY DESCRIPTION

The Lofts at First and Kirk is a high-end, 12-unit multifamily property located in the heart of Downtown Roanoke. Located within walking distance of restaurants, shopping, and entertainment, the Lofts at First and Kirk combines modern living with unbeatable convenience. This fully leased building includes eleven 1-bedroom units and one 2-bedroom unit. Each apartment is finished with modern, upscale features, including gas fireplaces, wood plank flooring, concrete countertops, tiled kitchen backsplashes, ceramic tiled showers, and walk-in closets in select units. Property amenities include secure building access, elevator, rooftop deck with an outdoor kitchen, and a community recycling program. Garage parking is available through Park Roanoke's residential parking program.

The Lofts at First and Kirk presents a rare opportunity to own a stabilized, turnkey asset with high-quality finishes in one of Roanoke's most vibrant districts.

PROPERTY HIGHLIGHTS

- Convenient downtown location
- Modern upscale finishes in unit
- Roof top terrace with grilling area

OFFERING SUMMARY

Sale Price:	\$2,225,000
Number of Units:	12
Lot Size:	0.08 Acres
Building Size:	12,260 SF

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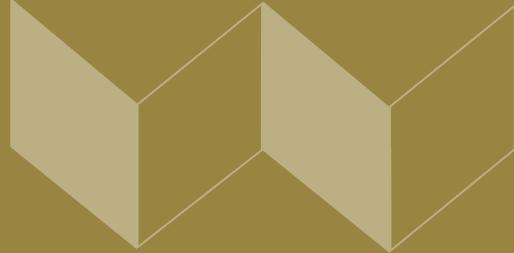
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PHOTOS



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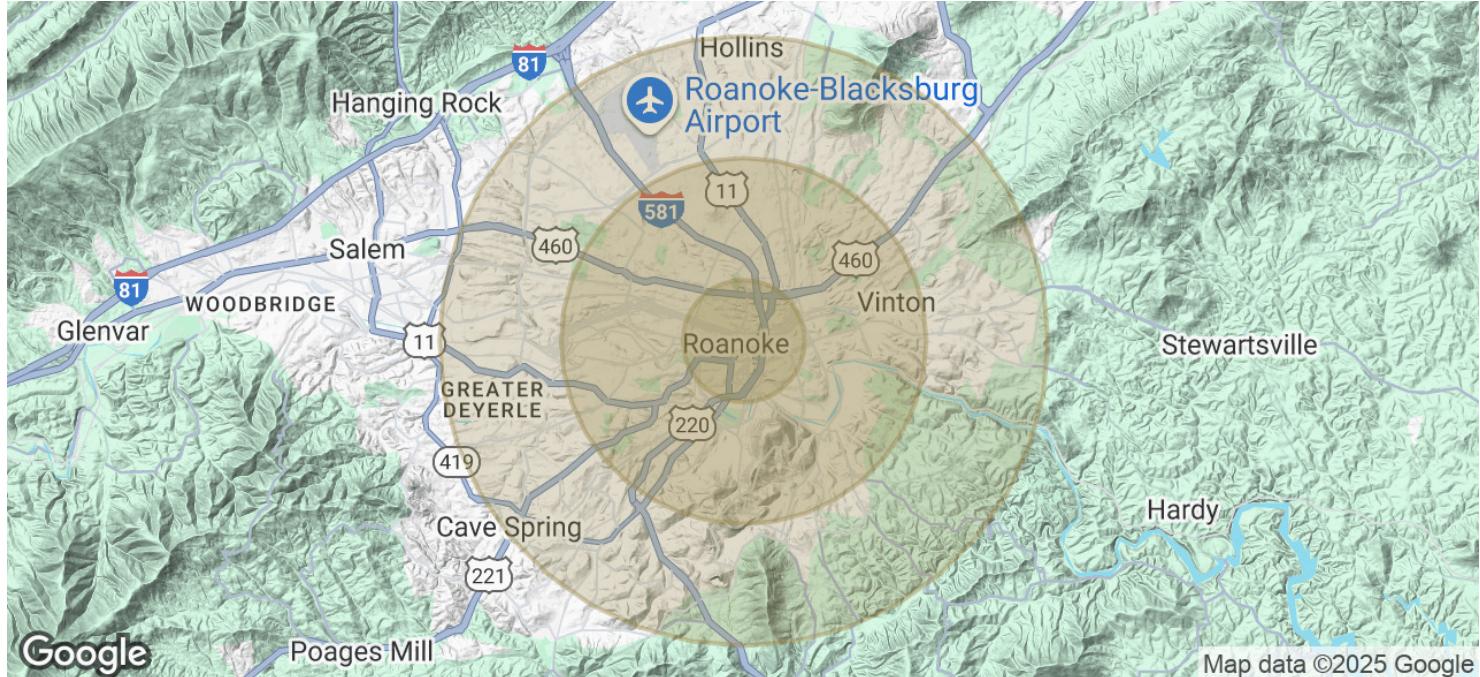
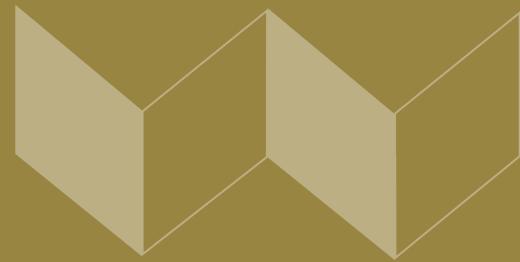
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,064	73,857	147,888
Average Age	39	40	42
Average Age (Male)	39	39	41
Average Age (Female)	39	41	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,883	33,264	65,469
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$60,591	\$72,001	\$78,474
Average House Value	\$343,059	\$249,134	\$265,005

Demographics data derived from AlphaMap

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