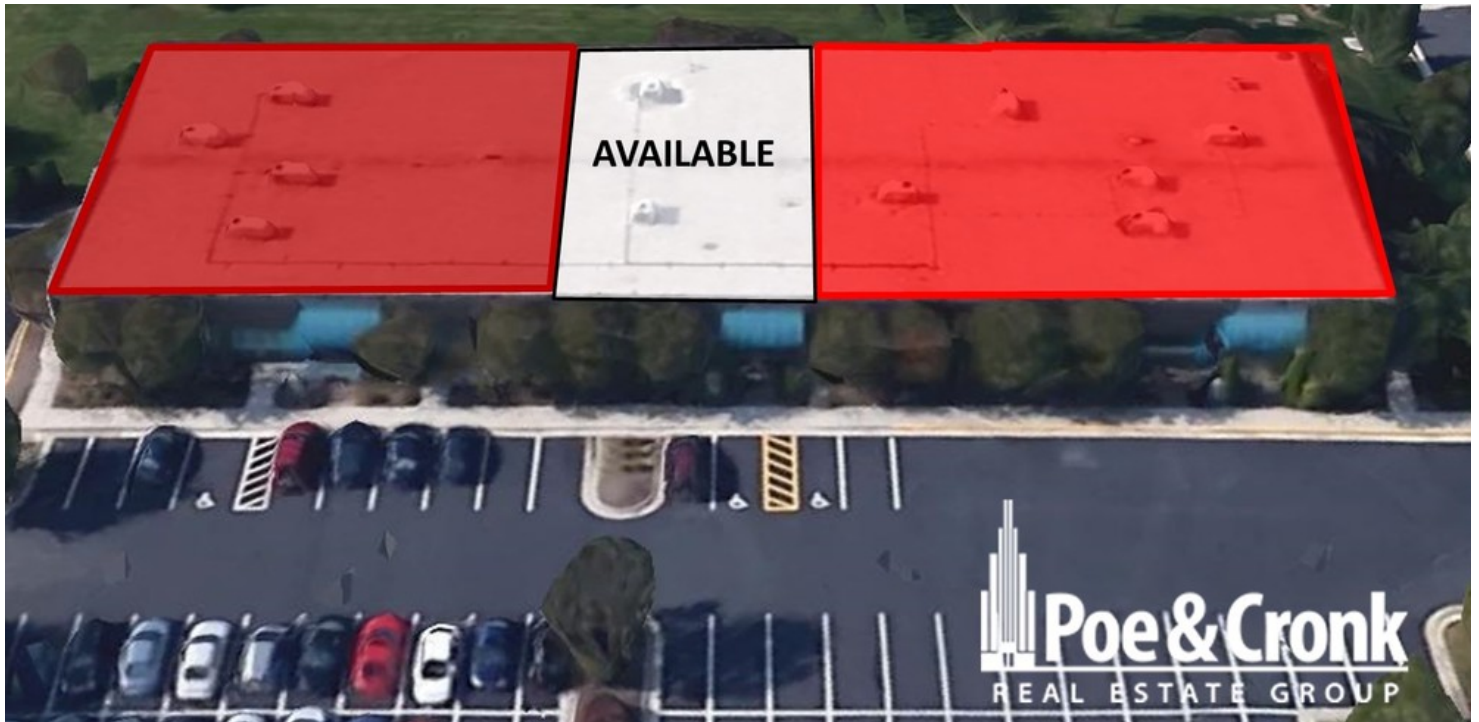


5251 CONCOURSE VALLEYPONTE

5251 CONCOURSE DR ROANOKE, VA 24019



OFFERING SUMMARY

Available SF: 2,099 - 4,914 SF

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

Building Size: 19,680 SF

PROPERTY OVERVIEW

Presented by Stephen Pendergrass of 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.

5251 Concourse Dr. features 2 suites immediately available for lease. Suite 2A measures 2,099 RSF, Suite 2B measures 2,815 sq. ft. for a combined 4,914 sq. ft. of premium office space. This property is perfectly suited for professional office use. Valleypointe offers space within close proximity to several local amenities including: - Roanoke Regional Airport - Valley View Mall - Downtown Roanoke

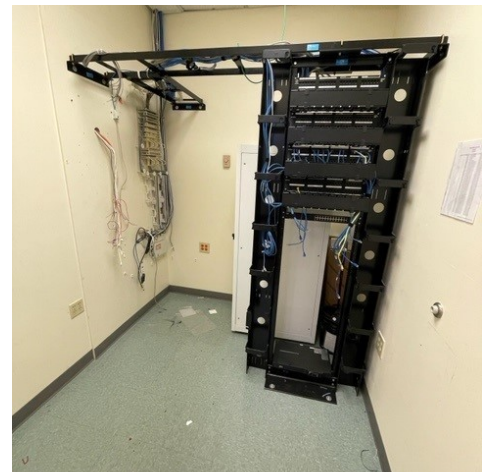


STEPHEN PENDERGRASS

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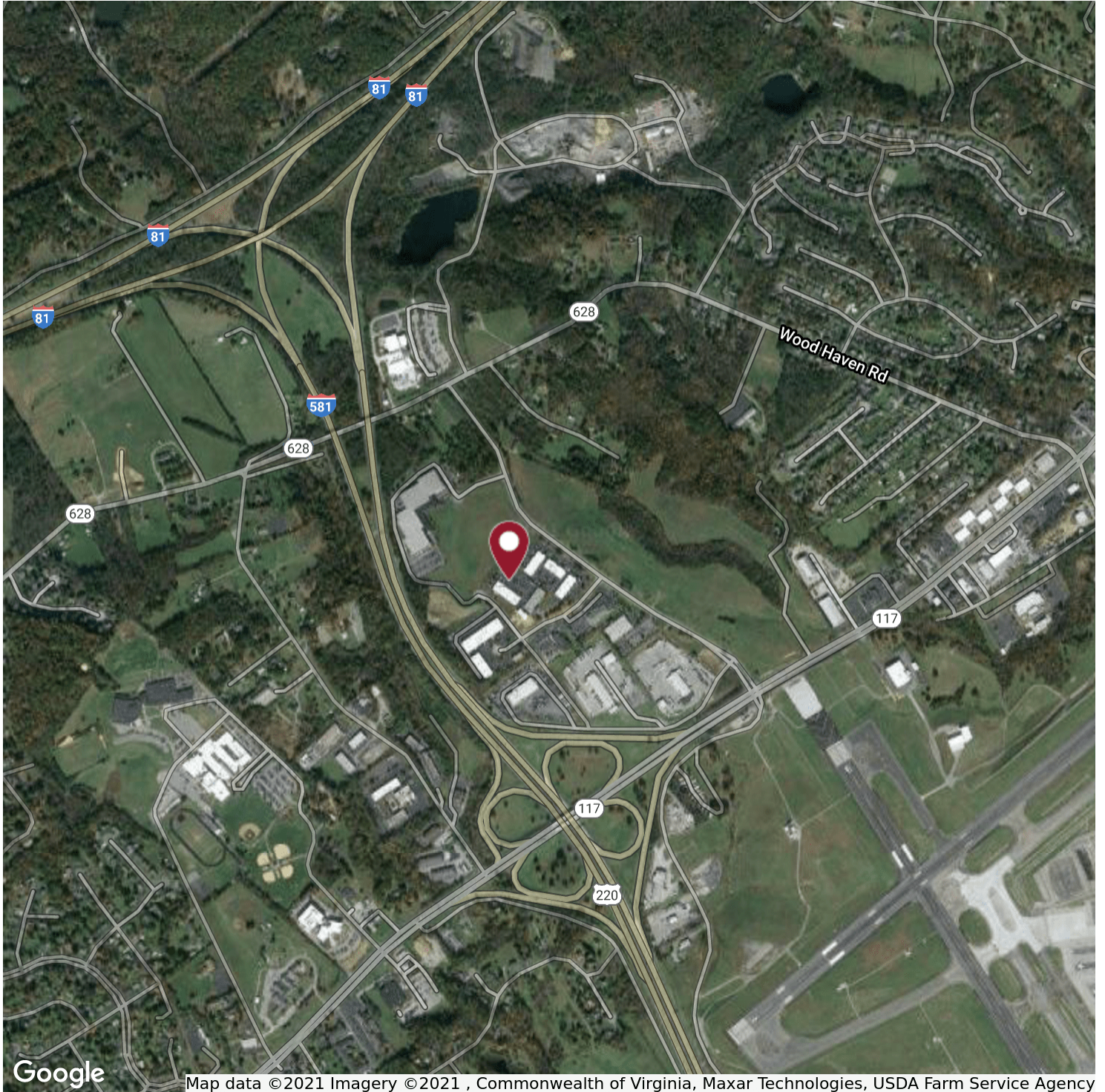
Vice President

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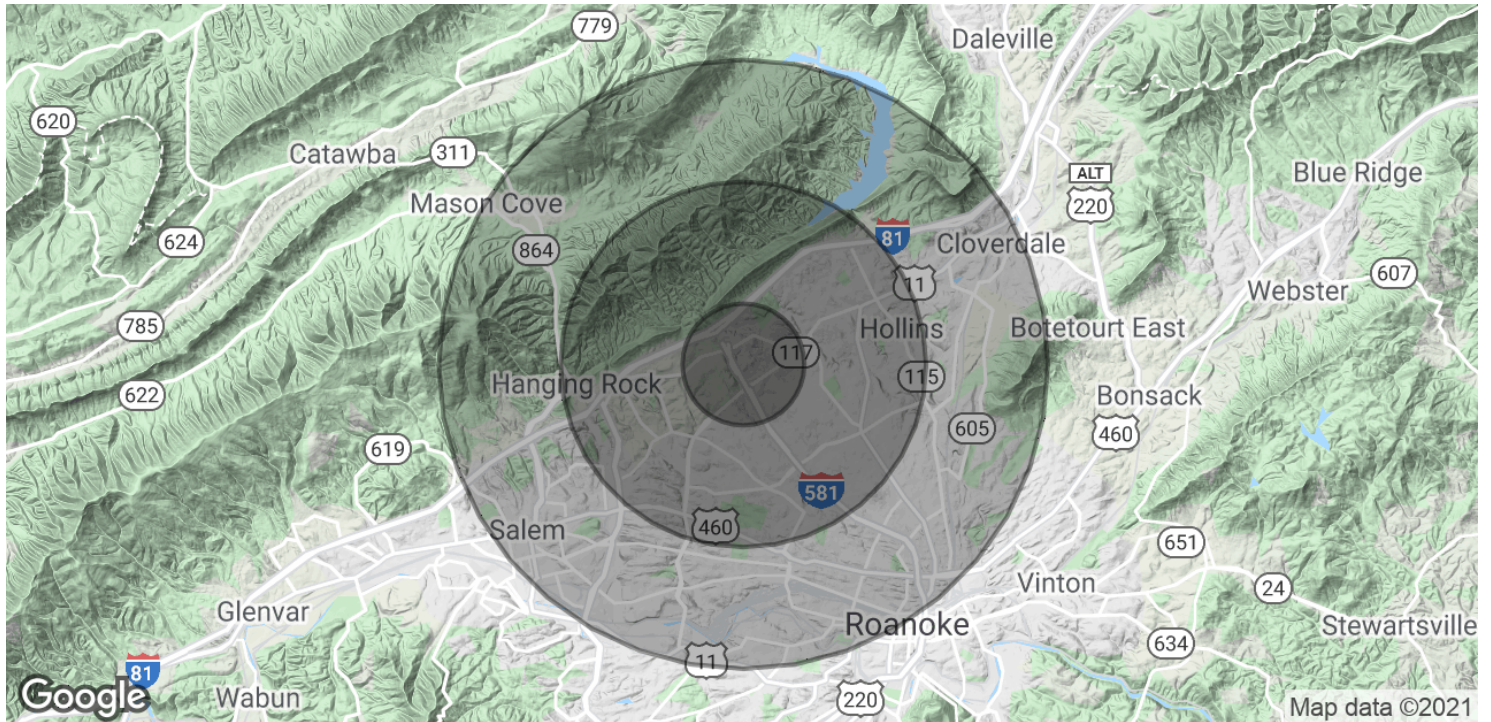
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,420	38,361	100,851
Average Age	42.1	40.5	38.6
Average Age (Male)	40.5	38.1	35.9
Average Age (Female)	42.8	42.6	41.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,877	16,461	42,791
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$64,331	\$52,354	\$48,888
Average House Value		\$171,635	\$179,328

* Demographic data derived from 2010 US Census



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