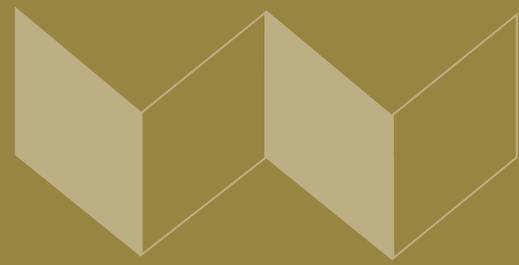


114 Day Avenue Southwest, Roanoke, VA 24016 RENOVATED DOWNTOWN OFFICE SPACE



PROPERTY DESCRIPTION

Lovely office space completely remodeled in 2023 with all new contemporary finishes and mechanical systems. The building is perched high on a hill overlooking all of downtown, is one block from the Federal Courts and three blocks from the City Courts. Features five (5) private offices, reception area, breakroom and two ADA compliant restrooms. Light-filled with lots of windows.

PROPERTY HIGHLIGHTS

- First Generation Space: Everything is New!
- Short Walk to All Downtown Amenities
- One Block to Federal Courts; 3 Blocks to City Courts
- Short walk to all downtown amenities

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Available SF:	1,475 SF
Lot Size:	0.12 Acres
Building Size:	4,236 SF

SPACES	LEASE RATE	SPACE SIZE
First Floor	\$14.00 SF/yr	1,475 SF

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Vice President & COO

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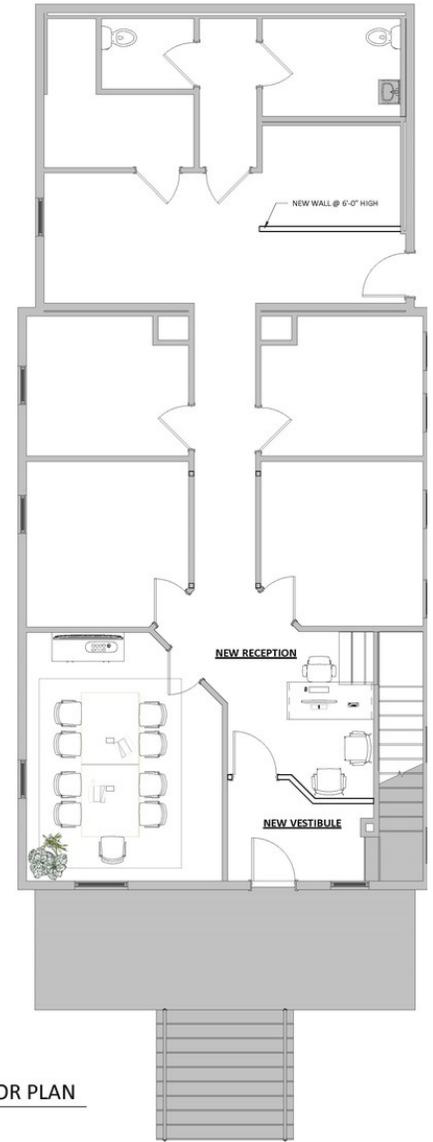
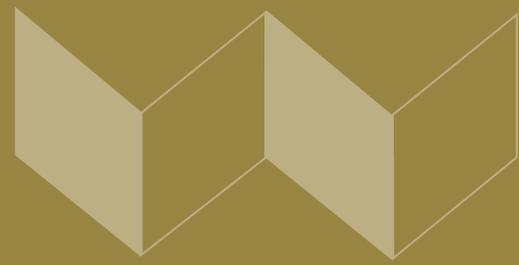
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PHOTOS



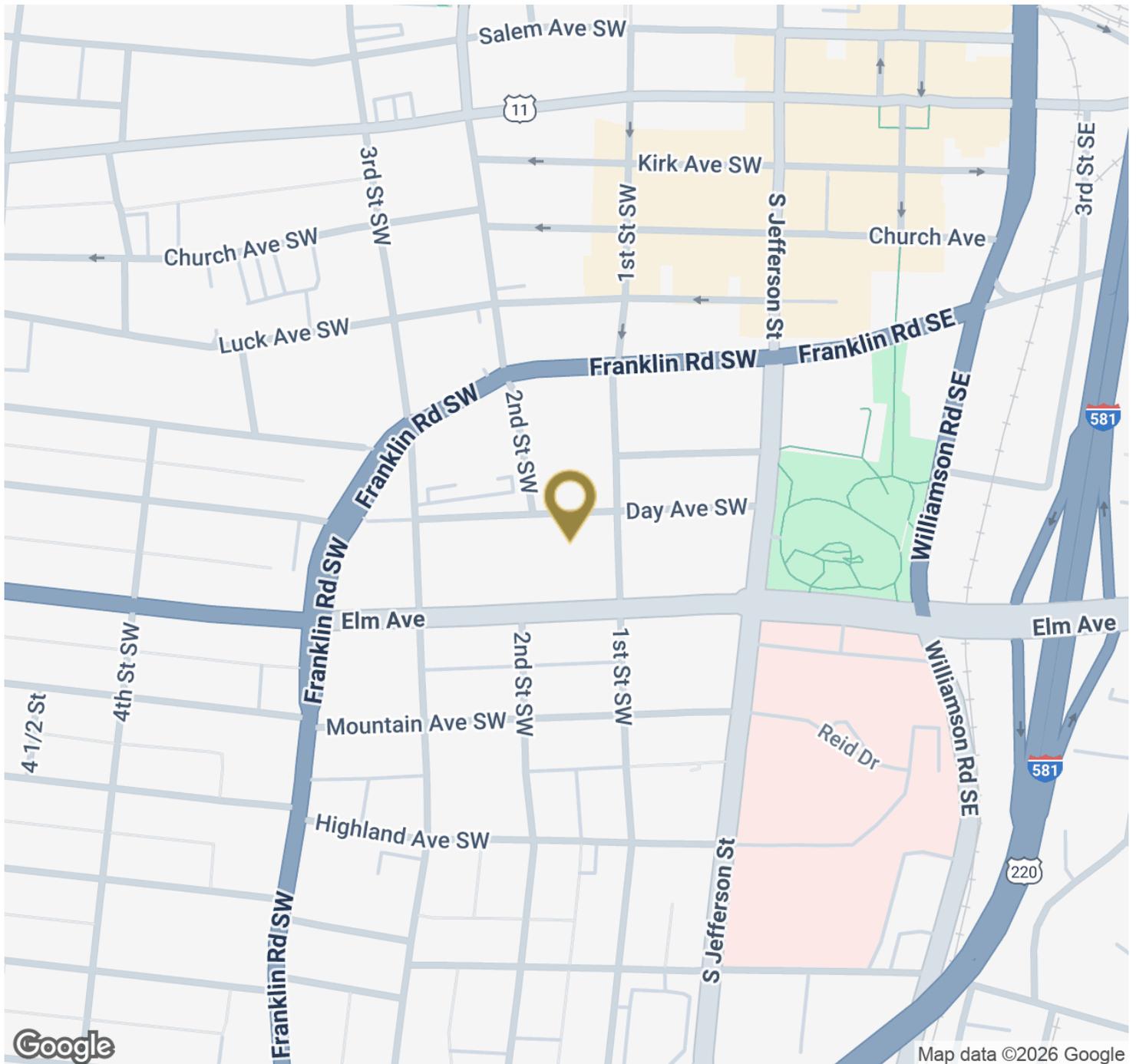
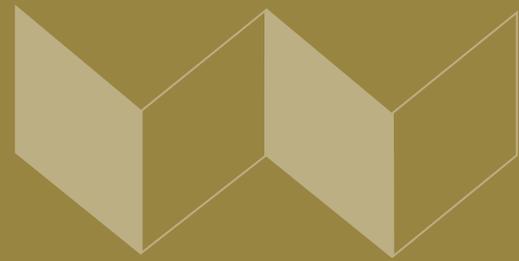
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LOCATION MAP



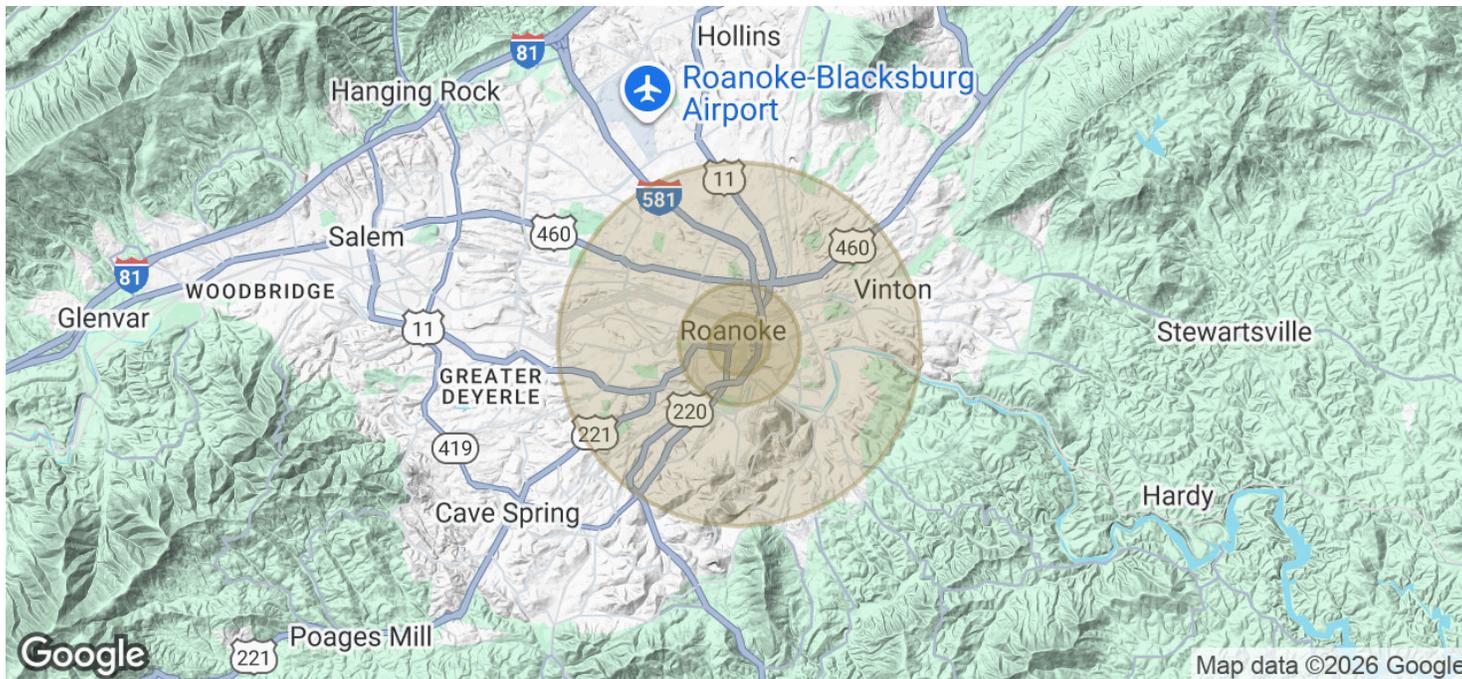
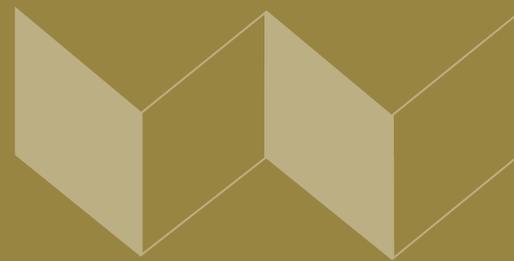
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DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	4,038	11,994	71,901
Average Age	38	39	40
Average Age (Male)	39	39	39
Average Age (Female)	37	39	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	2,311	5,952	32,500
# of Persons per HH	1.7	2	2.2
Average HH Income	\$64,866	\$62,269	\$72,688
Average House Value	\$459,093	\$355,042	\$254,645

Demographics data derived from AlphaMap

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