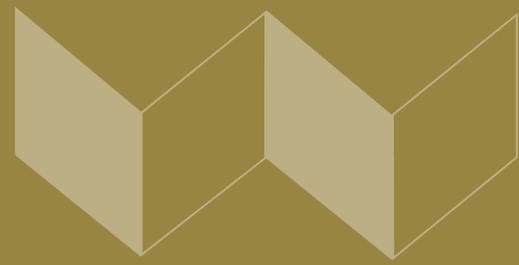


3100 Peters Creek Road, Roanoke, VA 24019

NORTH ROANOKE PLAZA



PROPERTY DESCRIPTION

Multiple Office/Retail spaces available in a professionally managed, visually appealing retail center, ranging from 650 to 875 SF. Situated near popular local retailers and restaurants, this property is well-located on Peters Creek Road in the North Roanoke office market and easily accessible from I-581 and I-81. North Roanoke Plaza is an ideal choice for retail, office, or service-based businesses.

PROPERTY HIGHLIGHTS

- Competitive lease rates
- Prominent signage and high visibility from Peters Creek Rd
- Convenient access to I-581 and I-81
- Ample parking

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Number of Units:	17
Available SF:	650 - 875 SF
Lot Size:	1.56 Acres
Building Size:	16,040 SF

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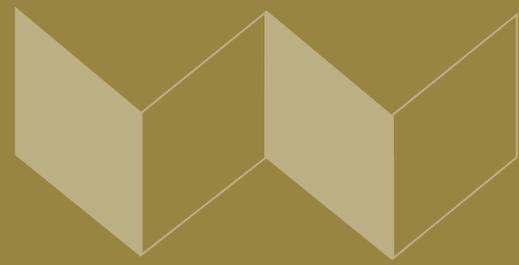
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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	36 to 60 months
Total Space:	650 - 875 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3100-A	Available	650 SF	Modified Gross	\$14.00 SF/yr	Corner suite with windows in all rooms. Newer LVP flooring. Tenant pays all utilities and HVAC maintenance agreement. If a unit does not have a dedicated water meter, the charge for water is a flat rate of \$30/mo.
3100-G	Available	750 SF	Modified Gross	\$14.00 SF/yr	Tenant pays all utilities and HVAC maintenance agreement. If a unit does not have a dedicated water meter, the charge for water is a flat rate of \$30/mo.
3102-C	Available	815 SF	Modified Gross	\$14.00 SF/yr	Currently built out with an enclosed receptionist area with sliding window. Tenant pays all utilities and HVAC maintenance agreement. If a unit does not have a dedicated water meter, the charge for water is a flat rate of \$30/mo.
3112	Available	875 SF	Modified Gross	\$14.00 SF/yr	Large front room with a lot of natural light. Additional large private room with extra utility sink. Tenant pays all utilities and HVAC maintenance agreement. If a unit does not have a dedicated water meter, the charge for water is a flat rate of \$30/mo.

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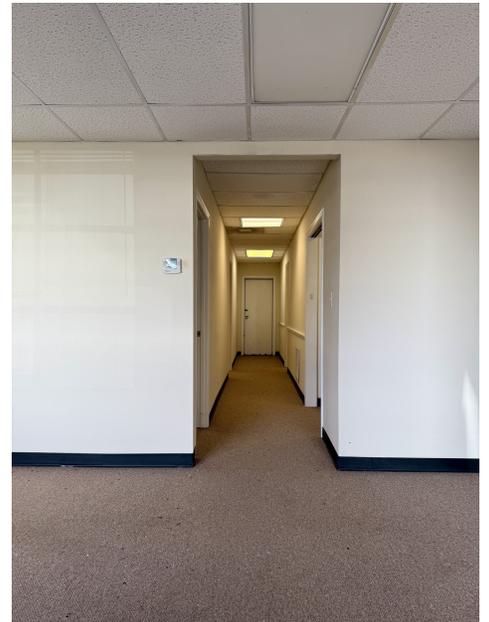
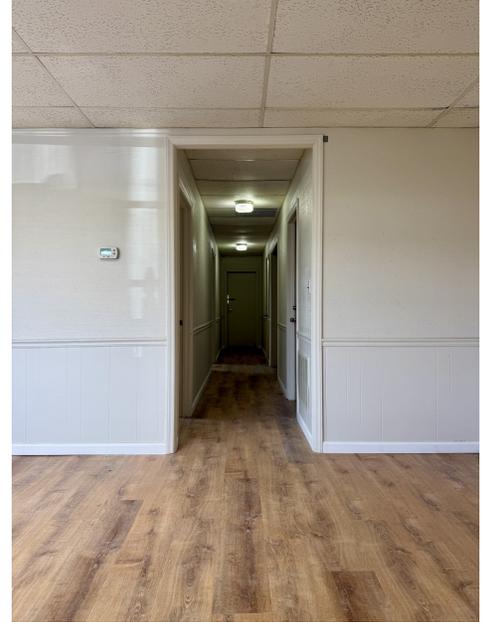
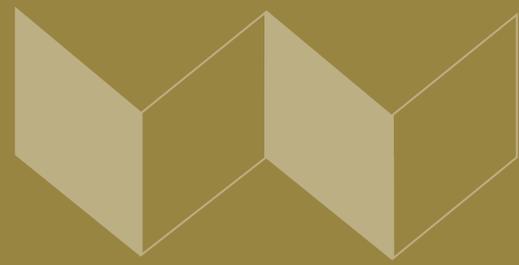
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STES 3100A & 3100G



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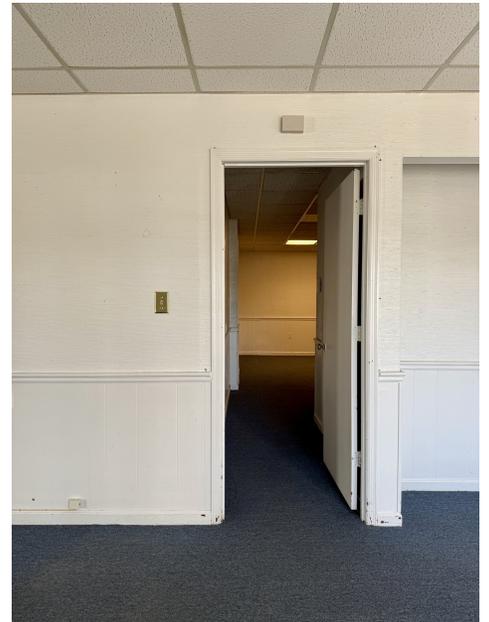
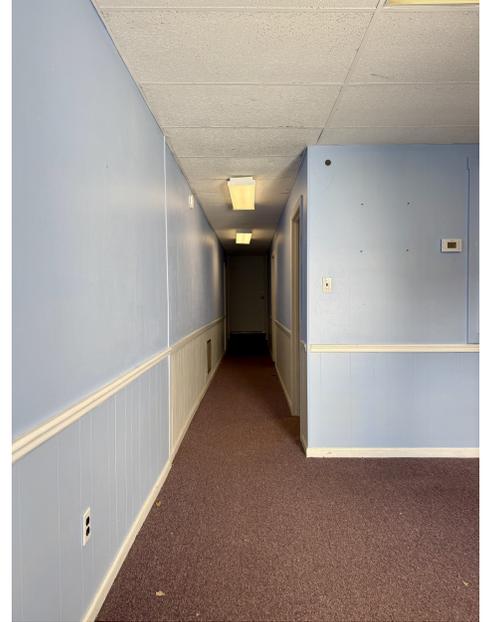
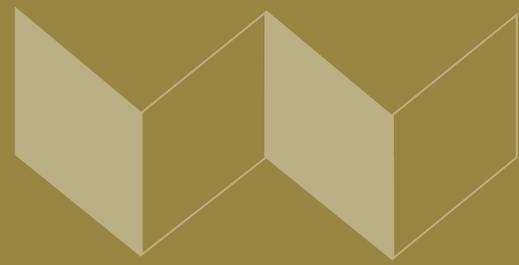
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STES 3102C & 3112



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NEARBY RETAILERS



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AREA HIGHLIGHTS



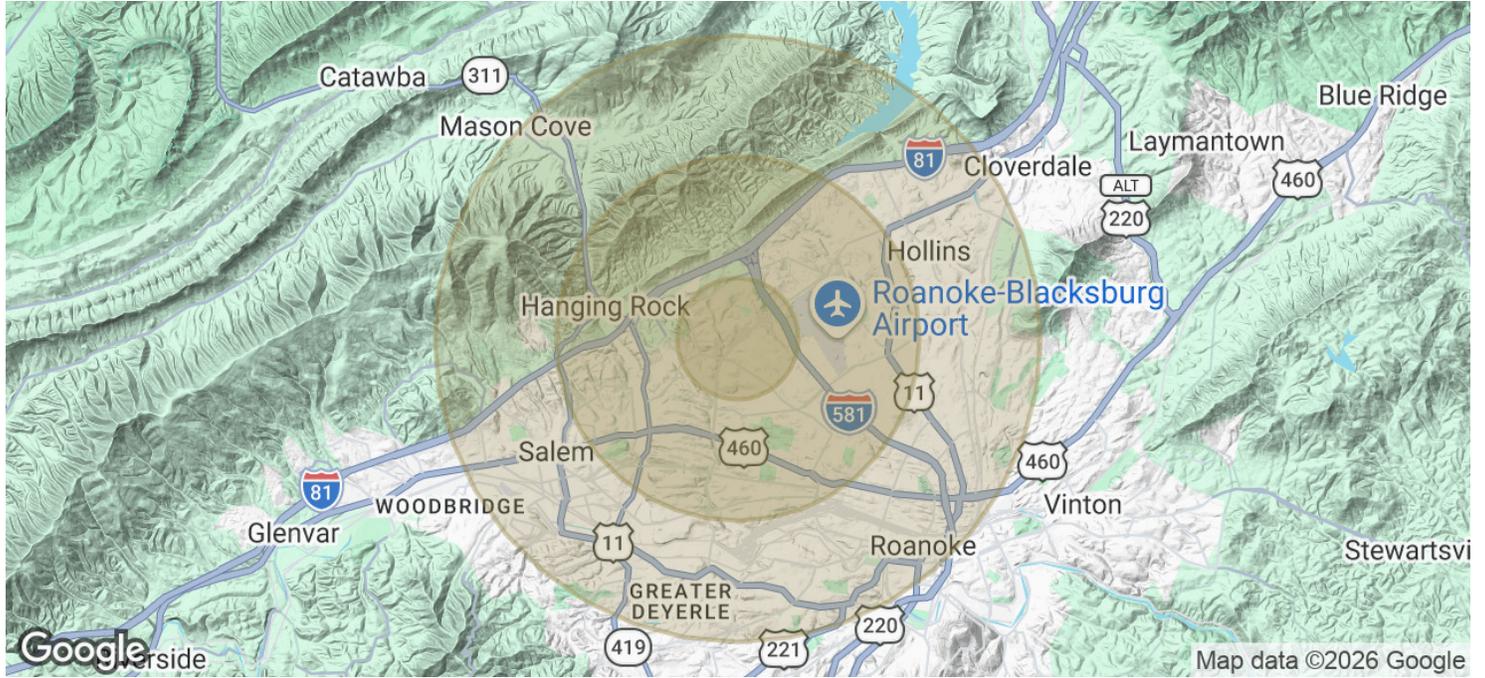
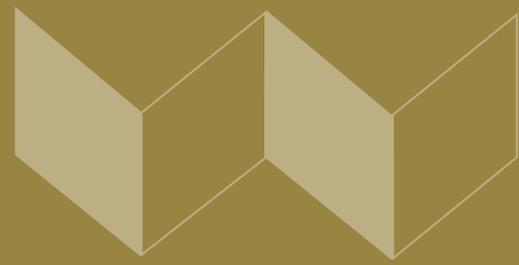
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,702	44,178	111,450
Average Age	42	41	42
Average Age (Male)	40	40	40
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,287	18,225	47,905
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$80,067	\$72,386	\$79,225
Average House Value	\$232,894	\$210,548	\$250,335

Demographics data derived from AlphaMap

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