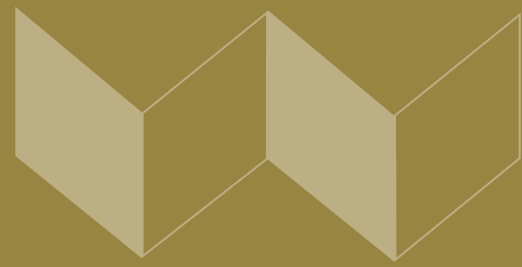


McVitty Executive Center 2758 ELECTRIC RD SW STE E



PROPERTY HIGHLIGHTS

- Perfect Small Office
- Professional Setting
- Great Access
- Plentiful Parking
- Elevator Access

OFFERING SUMMARY

Lease Rate:	\$20.40 SF/yr (MG)
Available SF:	853 SF
Lot Size:	0.29 Acres
Building Size:	6,250 SF

PROPERTY DESCRIPTION

Immaculate professional office on the second floor with elevator access, also listed for sale. The 853 SF of Suite E provide an open reception area, two private offices, a restroom and a break counter. Suite E also features large windows that provide plenty of natural light, neutral paint colors and hardwood floors.

McVitty Executive Center is a well-established professional park located on Electric Road/Route 419 in Southwest Roanoke County. Great access and visibility on this well-traveled corridor surrounded by strong demographics.

LOCATION DESCRIPTION

Easily accessible from Mcvitty Rd. Also accessible directly from Electric Rd/Route 419, the main traffic artery of Southwest Roanoke County. Well-situated in the midst of numerous other professional complexes and centers.

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

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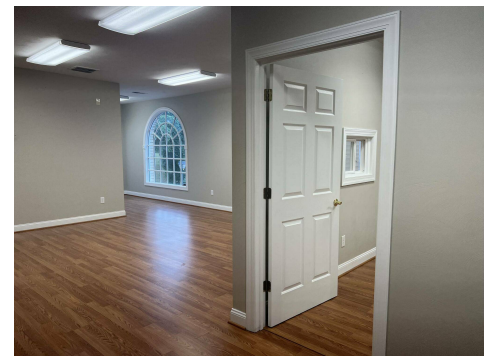
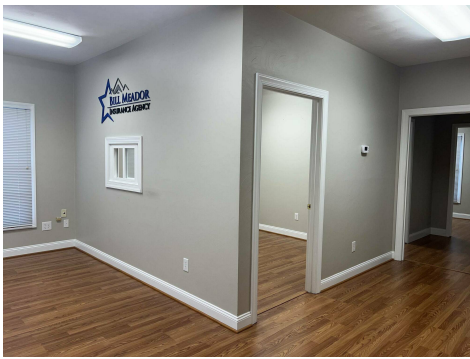
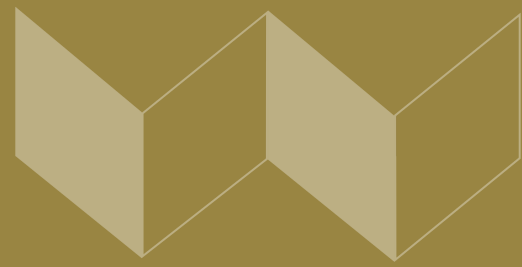
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2758 Electric Rd SW Ste E, Cave Spring, VA 24018

PHOTOS



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2758 Electric Rd SW Ste E, Cave Spring, VA 24018

FLOOR PLAN



McVitty Executive Center 2758 Electric Rd STE E



TOTAL: 871 sq. ft.
FLOOR 1: 871 sq. ft.

Measurements Are Calculated By Cubicisa Technology. Deemed Highly Reliable But Not Guaranteed.

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AREA HIGHLIGHTS



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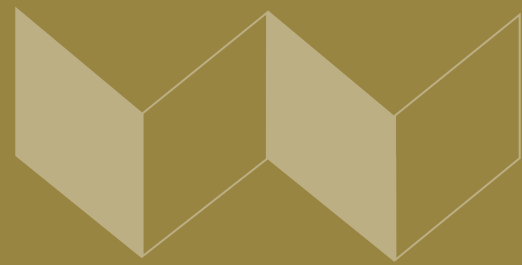
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,080	46,666	106,692
Average Age	43	44	43
Average Age (Male)	42	43	41
Average Age (Female)	45	46	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,923	20,587	46,902
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$94,280	\$105,738	\$97,572
Average House Value	\$367,865	\$368,761	\$343,160

Demographics data derived from AlphaMap

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