

3904 Franklin Road, Roanoke, VA 24014

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Offered for Sublease: Attractive, expansive, second level space with two exterior entrances, abundant windows and ample parking. Currently built out with 20+ generously sized private offices, multiple conference rooms, kitchenette and restrooms. Floorplan attached. Competitively priced and available for occupancy immediately. Overlease ends September 30, 2028.

LOCATION DESCRIPTION

Superlatively convenient to US 220 and SR 419--Two traffic arteries that traverse and connect the greater Roanoke area. In close proximity to affluent residential areas, Tanglewood Mall, Downtown Roanoke, and other diverse retail, business and restaurant entities. Less than 15 mins from the Roanoke-Blacksburg Regional Airport, the Valley View Mall area and I-81.

PROPERTY HIGHLIGHTS

- Sublease: Available for occupancy immediately.
- Attractive, built-out office space
- Supremely convenient location with ample parking

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (Full Service)
Available SF:	5,700 SF
Lot Size:	0.83 Acres
Building Size:	13,656 SF

KRISTA VANNOY, CCIM, SIOR
Vice President & COO

540.342.0881
kvannoy@waldvogelcommercial.com

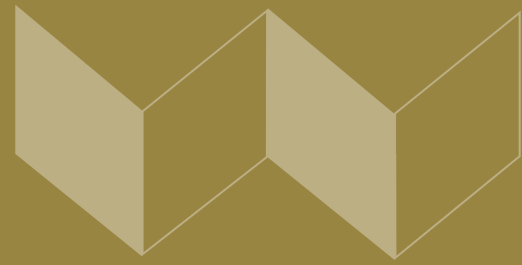
MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

540.342.8599
mwaldvogel@waldvogelcommercial.com



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PHOTOS



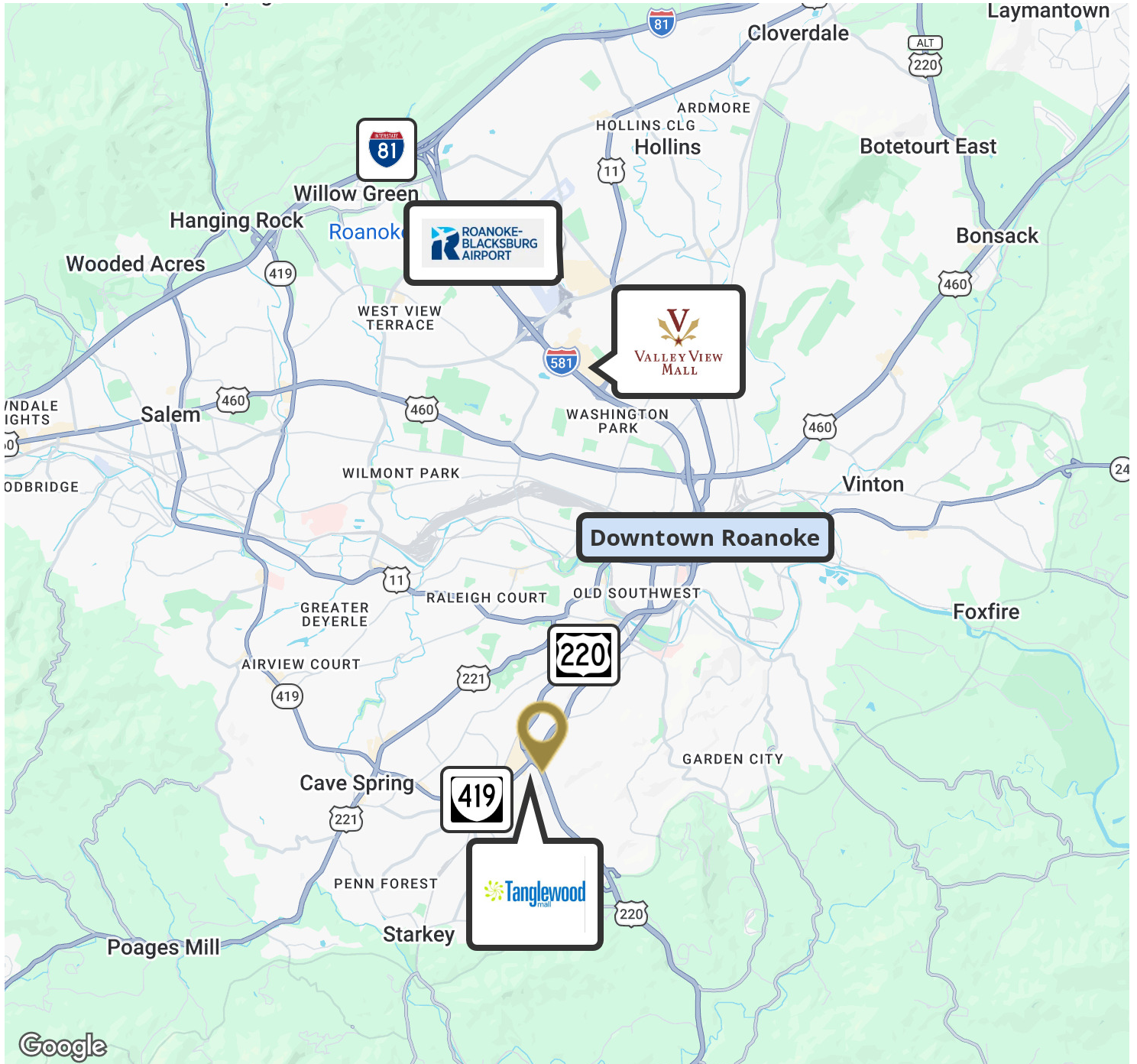
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CONVENIENT LOCATION



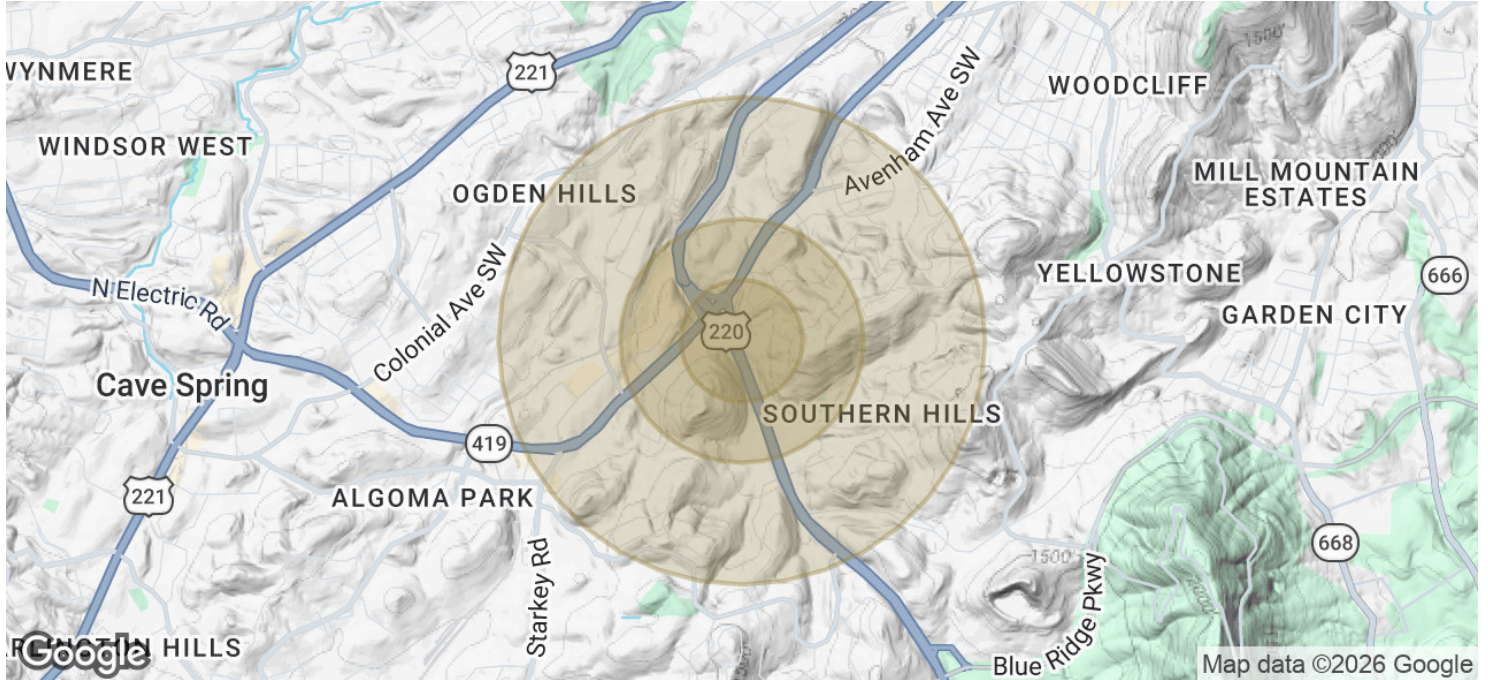
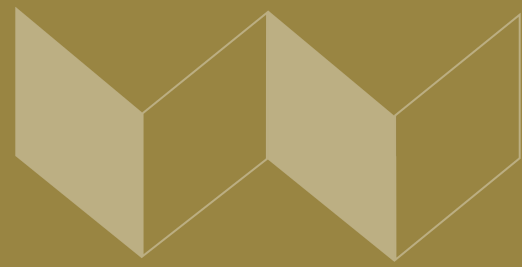
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DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	275	1,197	6,139
Average Age	58.4	54.0	45.6
Average Age (Male)	59.1	54.5	47.0
Average Age (Female)	57.1	54.2	46.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	118	555	2,865
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$162,148	\$137,584	\$130,601
Average House Value	\$509,695	\$472,469	\$404,437

2023 American Community Survey (ACS)

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