



4461 Starkey Road

Roanoke, Virginia

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OVERVIEW

On behalf of Cushman & Wakefield | Thalhimer we are pleased to present for sale 4461 Starkey Road, an attractive, 2-story medical office building in the high traffic Tanglewood area of southwest Roanoke.

This is a well-maintained property and primarily occupied by the Physician Associates of Virginia, P.C. on the Starkey Road level. The lower level with access to Fallowater Drive features unfinished, clean storage space used by PAV for medical file storage, a break area and some cubicles, as well as finished medical space that is currently vacant. Physician Associates of Virginia, P.C. will consider leasing their space back. The upper level and the lower level includes its own parking.

Prime location in centrally located, high concentration of commercial uses in Southwest Roanoke County.

PROPERTY HIGHLIGHTS



PROPERTY

WELL- MAINTAINED 2-STORY MEDICAL OFFICE BUILDING



TOTAL BUILDING SF

16,472 SF



GREAT LOCATION

MEDICAL/OFFICE CORRIDOR WITH HIGH VISIBILITY



PARKING

60 ON-SITE SURFACE SPACES



SALE LEASEBACK

EXISTING MEDICAL PRACTICE WILL CONSIDER LEASEBACK



SALES PRICE

CONTACT BROKER AGENT





107,325
5 MILE POPULATION



35.0%
1 MILE EDUCATION BACHELOR & ABOVE

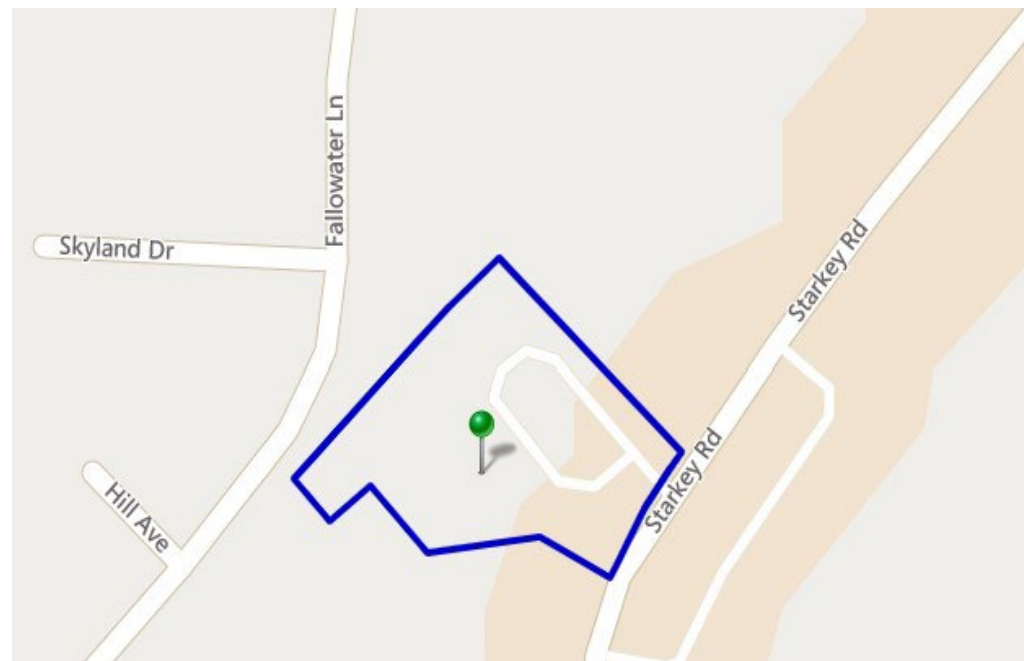


132,508
5 MILE DAYTIME POPULATION

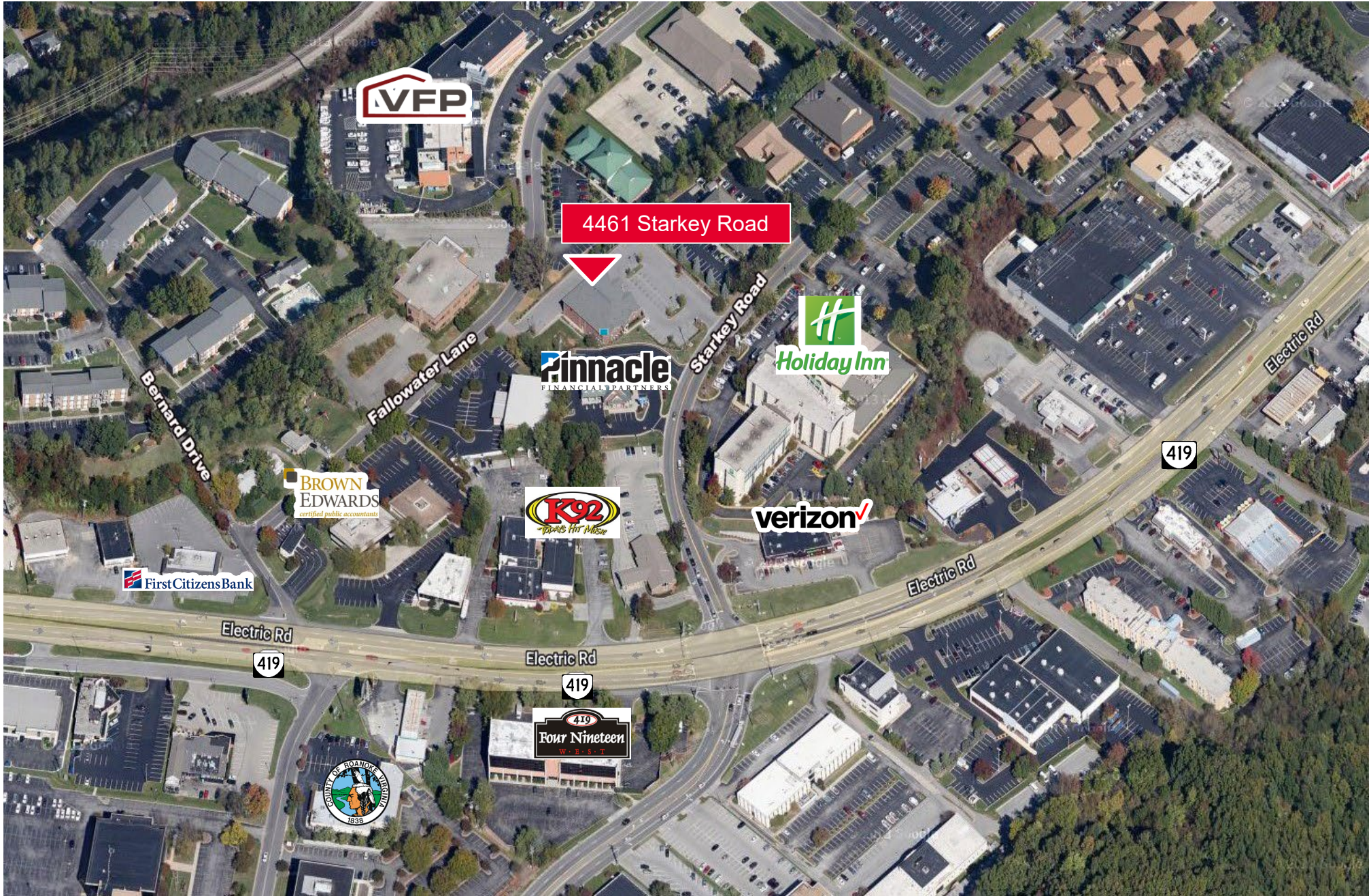


\$107,296
1 MILE AVERAGE HOUSEHOLD INCOME

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	8,114	52,600	107,325
Higher Education	0.35%	0.29%	0.23%
Labor Force	11,595	60,985	132,508
Median Age	40.9	43.8	41.6
# of Households	3,958	24,110	47,648
Average Household Income	\$107,296	\$113,600	\$93,108



LOCATION OVERVIEW



AERIAL





4461 STARKEY ROAD

OFFICE FOR SALE

CONTACT INFORMATION

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