

THE WIGMORE BUILDING

307 MARKET ST SE ROANOKE, VA 24011



OFFERING SUMMARY

Available SF: 728 - 5,200 SF

Lease Rate: \$14.00 SF/yr (NNN)

Lot Size: 4957.0 Acres

Year Built: 1915

Building Size: 9,400 SF

Zoning: D

PROPERTY OVERVIEW

Presented for Lease by Bryan Musselwhite, CCIM, and Stephen Pendergrass of Poe & Cronk Real Estate Group,

The second-level office, comprised of approximately 5,200 square feet, is available for tenancy on 9/1/2023.

Natural illumination floods the space, courtesy of skylights and expansive windows.

Versatility is at the forefront, with the layout catering to various needs – from conference rooms to secluded private offices and open zones that foster collaborative synergy.

Suites from 728 SF to 1,101 SF can be combined to fit your needs.

Located in downtown Roanoke on Market St., this site offers unparalleled walkability to many dining and shopping venues. Convenience is a definitive advantage, with multiple parking solutions only a block away.

PROPERTY HIGHLIGHTS

- Adaptable Layout
- Natural Light via Skylights
- Great Walkability
- Parking Nearby



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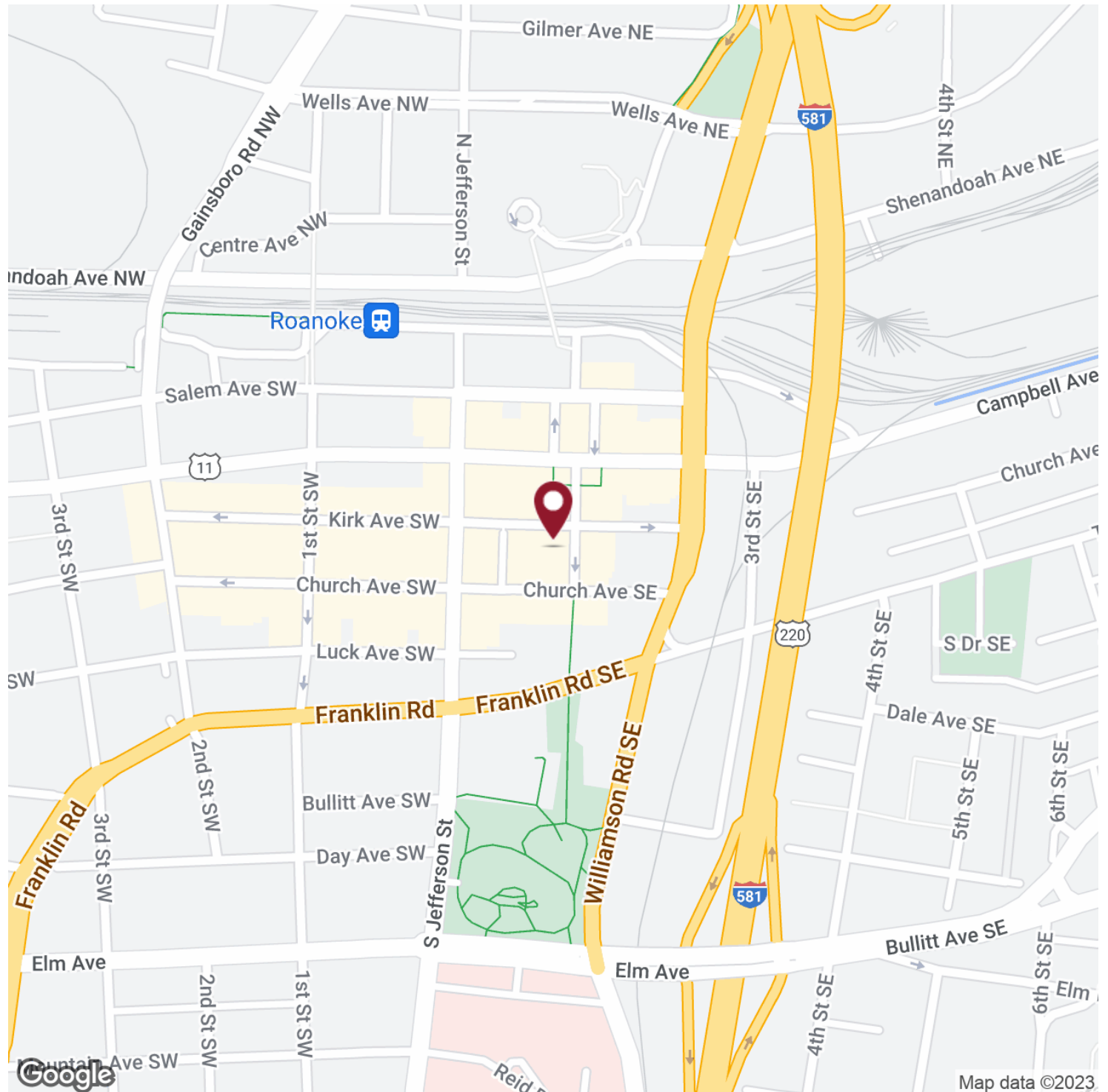


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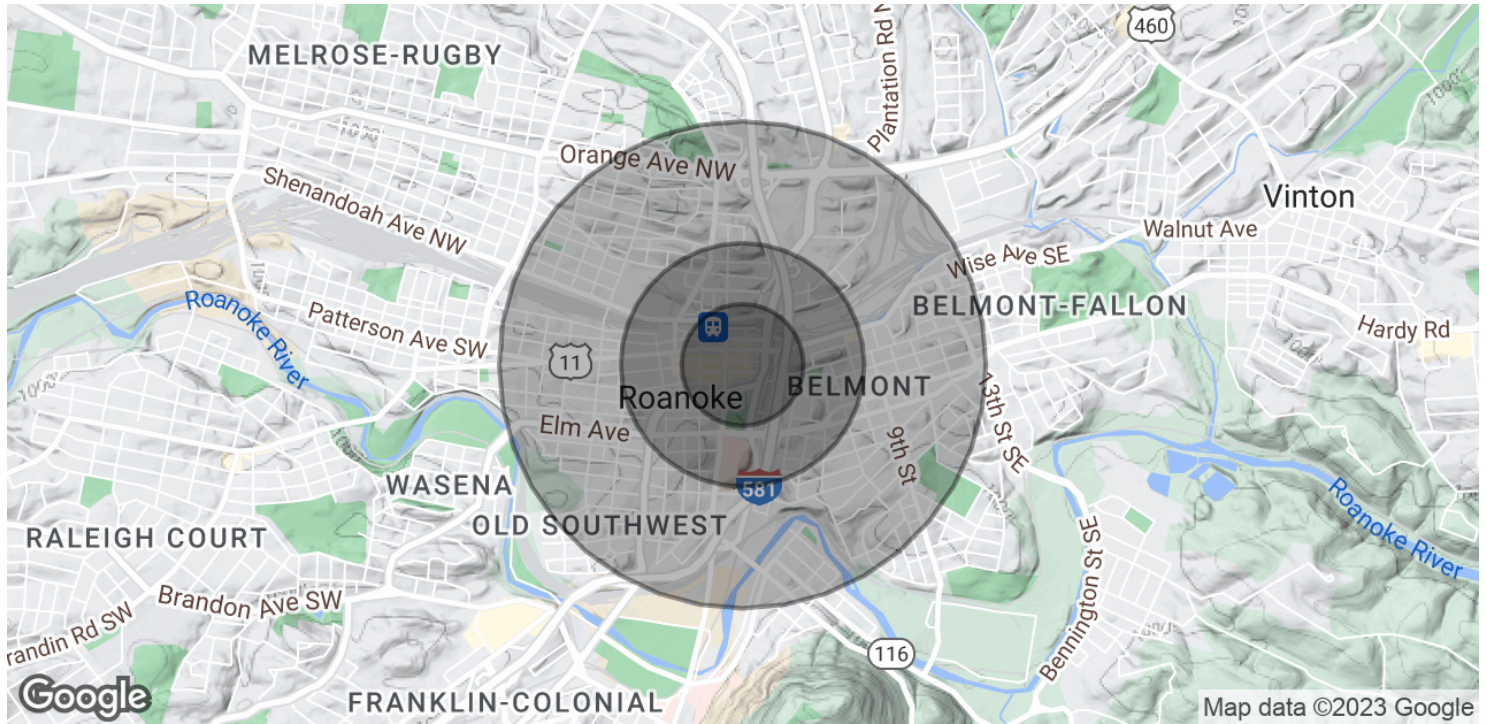
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	631	2,783	11,133
Average Age	30.1	33.6	36.6
Average Age (Male)	34.9	34.7	36.0
Average Age (Female)	27.6	37.9	40.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	384	1,580	5,990
# of Persons per HH	1.6	1.8	1.9
Average HH Income	\$79,881	\$58,798	\$47,088
Average House Value	\$759,385	\$386,045	\$215,831

* Demographic data derived from 2020 ACS - US Census



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