

FAIRLAWN FAMILY DENTAL BUILDING

6051 BELSPRING RD RADFORD, VA 24141



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	0.41 Acres
Year Built:	2019
Building Size:	3,870 SF
Zoning:	CM
Price / SF:	\$258.40

PROPERTY OVERVIEW

Jacob Quesinberry and Will Henritze of Poe & Cronk Real Estate Group present the Fairlawn Family Dental Building. This property is a prime opportunity for ownership of a dental or medical office building in the Radford area. This impressive property features a 3,870 SF building constructed in 2019 which offers a contemporary and versatile space. A separate carriage house-style building located on the property offers the potential for additional income and/or onsite storage. Dental equipment available separately.

PROPERTY HIGHLIGHTS

- Prime Opportunity for Ownership of Dental or Medical Office
- Proximity to Radford University and Radford High School
- Class A 3,870 SF Building
- Additional Carriage House-Style Building



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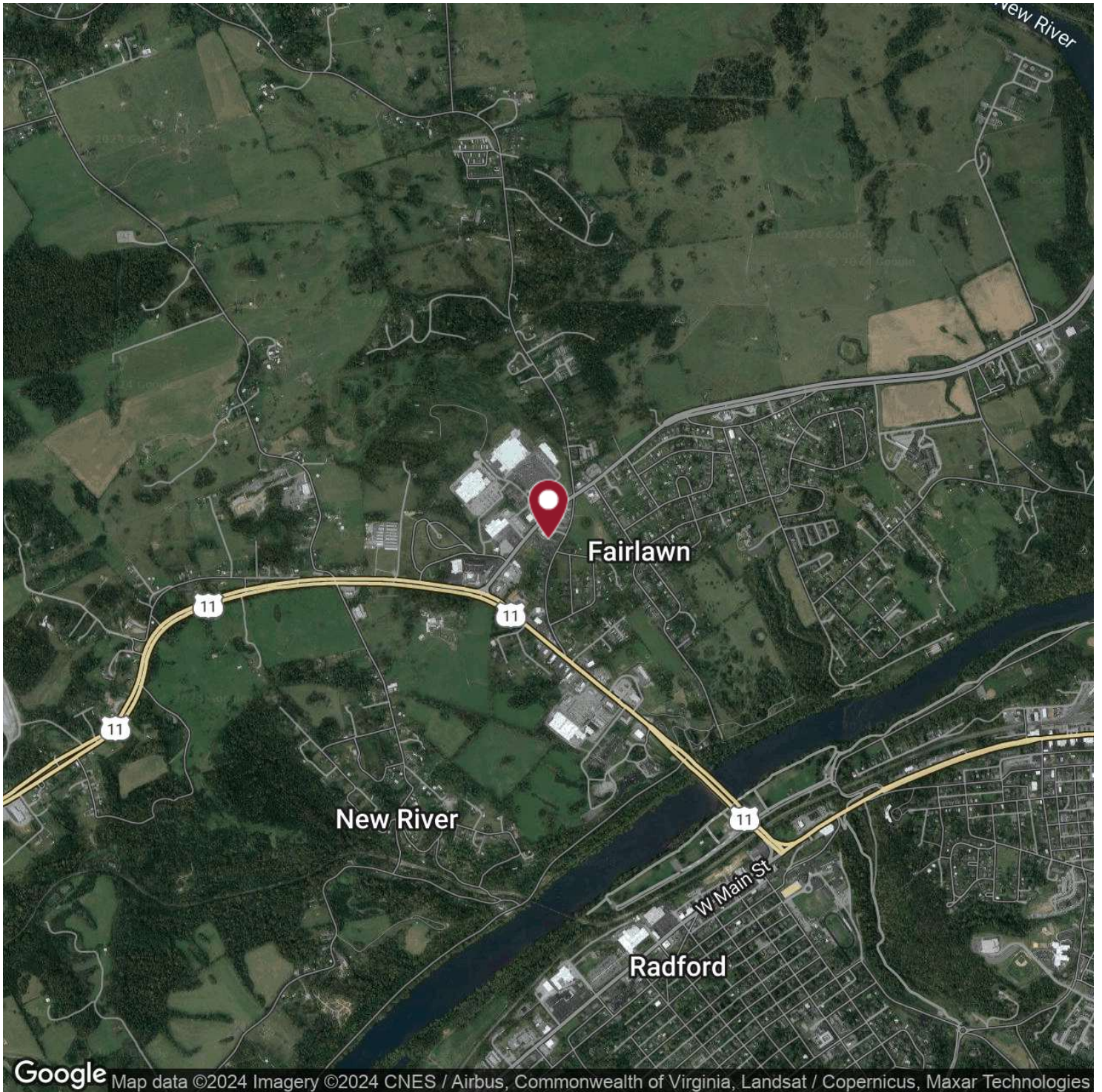
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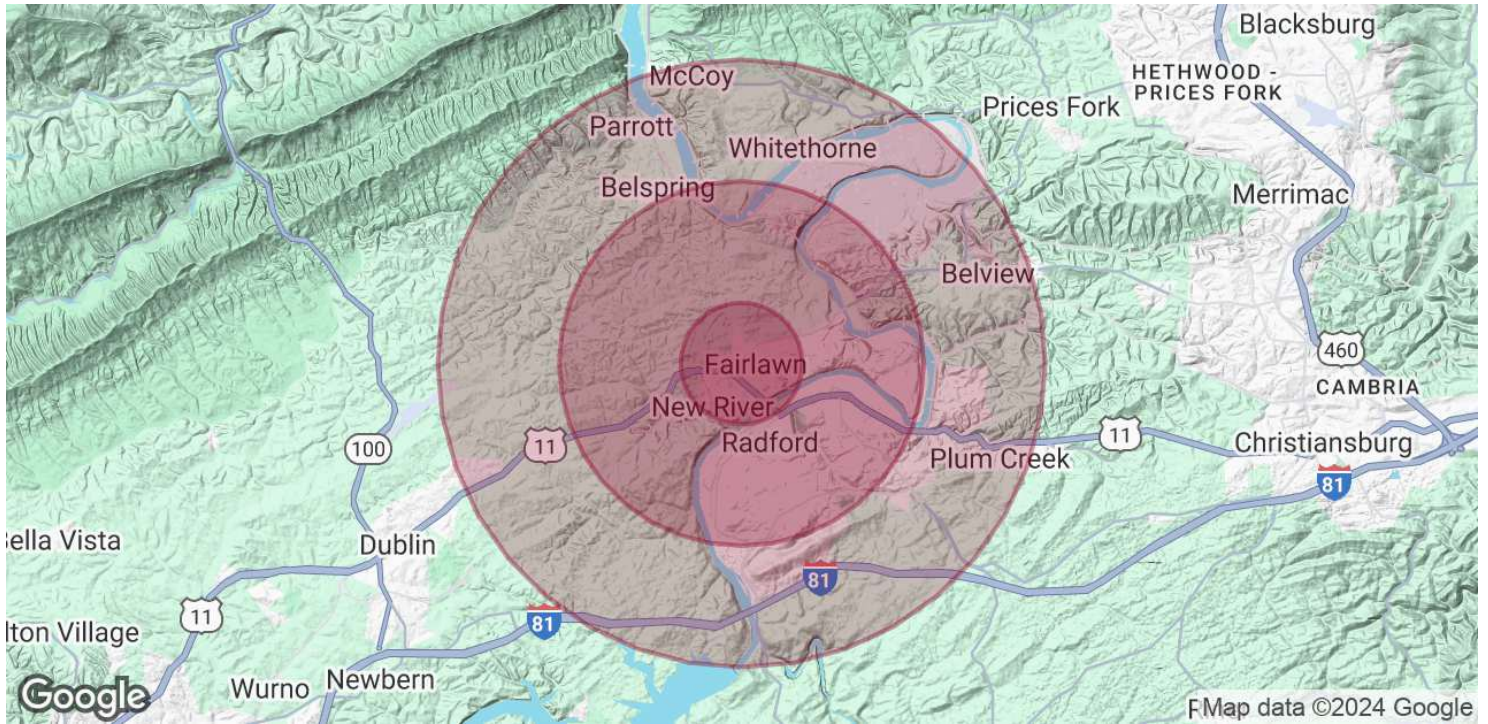
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,901	19,299	27,457
Average Age	48	36	38
Average Age (Male)	47	36	37
Average Age (Female)	48	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	887	7,288	10,708
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$78,669	\$70,996	\$74,827
Average House Value	\$281,262	\$243,000	\$256,122

Demographics data derived from AlphaMap



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