

SUMMERS WAY PROFESSIONAL BUSINESS CENTER

192 SUMMERFIELD COURT TROUTVILLE, VA 24175



OFFERING SUMMARY

Available SF: 1,165 - 6,000 SF

Lease Rate: \$15.00 SF/yr (MG)

Building Size: 12,000 SF

Zoning: Commercial

PROPERTY OVERVIEW

Presented for lease by Evan Zachmann and Stephen Pendergrass, SIOR, of Poe & Cronk Real Estate Group – Summerfield Court represents an exceptional office opportunity within one of Botetourt County's most desirable professional settings.

With ample parking, excellent visibility, and immediate access to major thoroughfares, this property combines Class A functionality with small-market convenience—an exceptional value for professional, medical, or administrative users.

PROPERTY HIGHLIGHTS

- Up to 6,000 SF of professional office space (divisible)
- Elevator-served, second-floor suite
- Private offices, cubes, and conference rooms with high-end finishes
- Adjacent to Carilion Botetourt Athletic Club (gym and pool)
- Excellent condition, move-in ready
- Prominent location within established professional park



STEPHEN PENDERGRASS, SIOR, CCIM

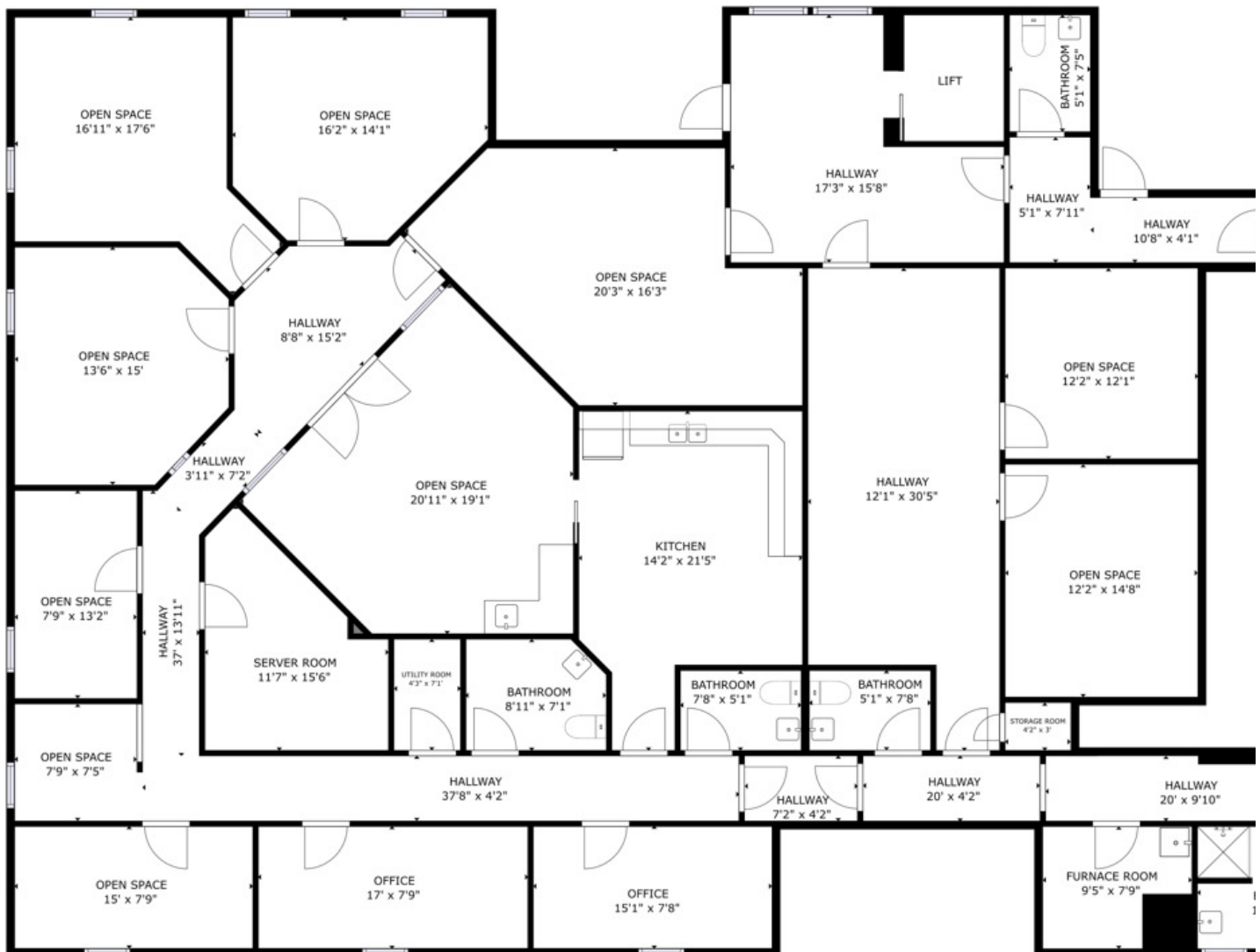
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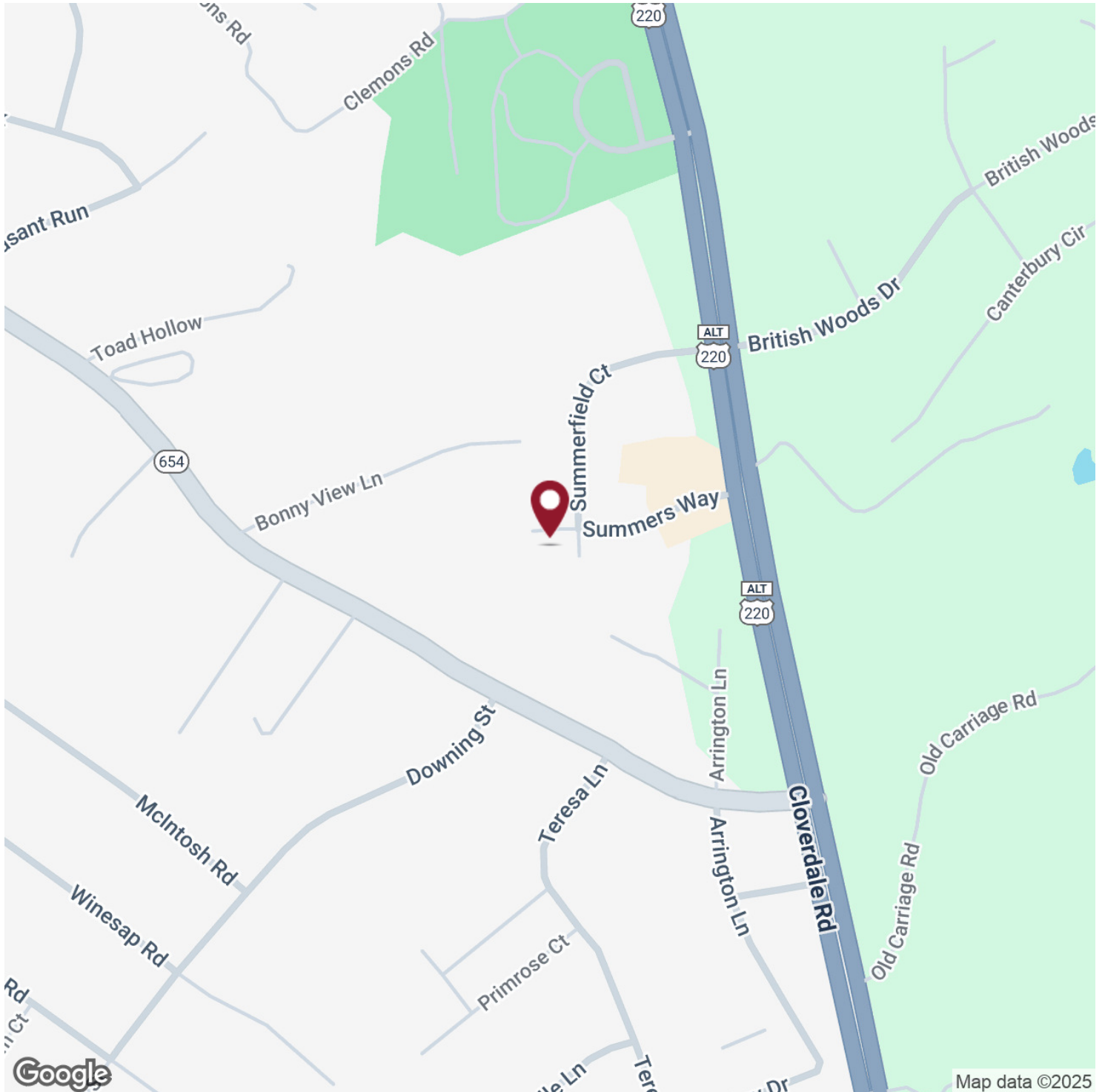


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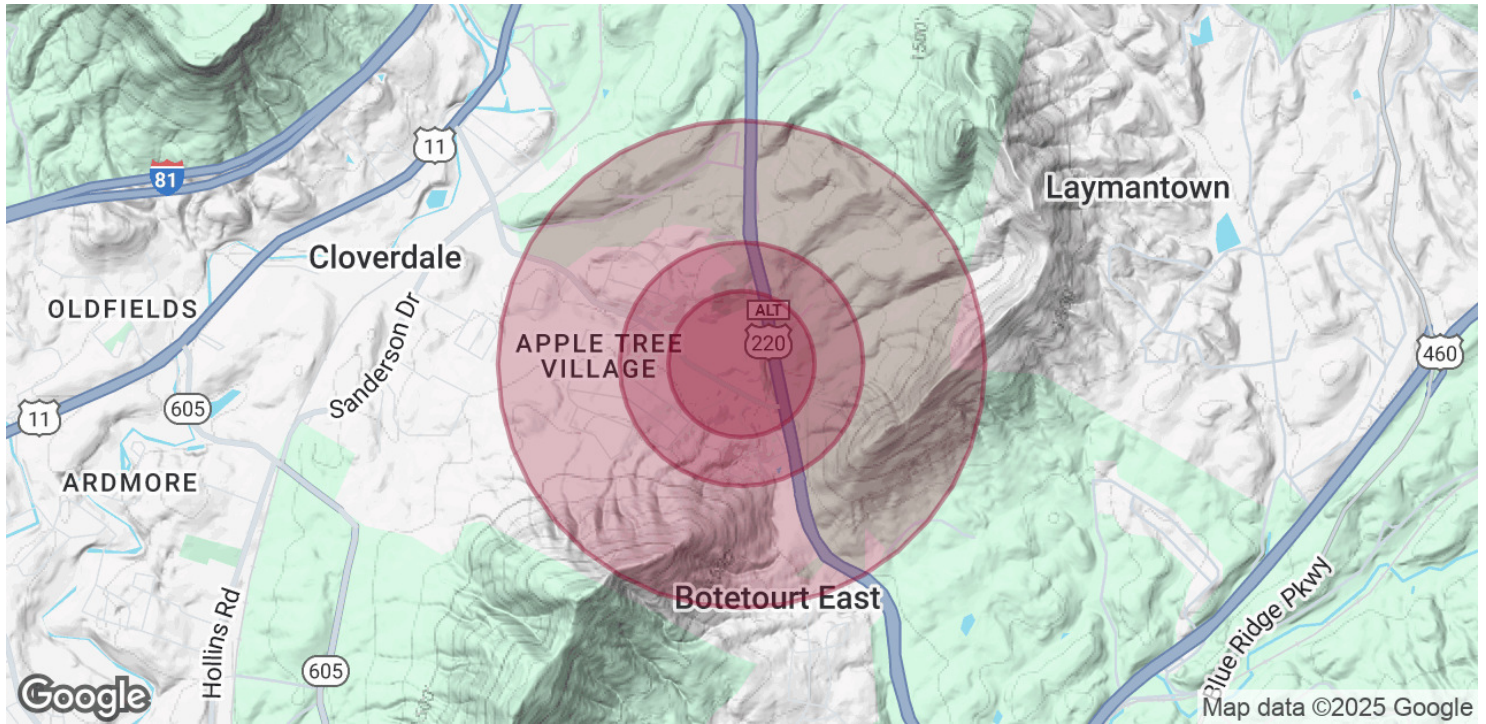
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**POPULATION****0.3 MILES****0.5 MILES****1 MILE**

Total Population	177	618	2,405
Average Age	47	47	46
Average Age (Male)	46	46	45
Average Age (Female)	47	48	47

HOUSEHOLDS & INCOME**0.3 MILES****0.5 MILES****1 MILE**

Total Households	71	248	972
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$112,097	\$112,881	\$108,954
Average House Value	\$366,485	\$361,175	\$373,783

Demographics data derived from AlphaMap

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