

## 914 4TH ST SE

914 4TH ST SE ROANOKE, VA 24013



## OFFERING SUMMARY

Available SF: 4,070 SF

Lease Rate: \$10 SF/yr (NNN)

Lot Size: 0.09 Acres

Year Built: 1948

Building Size: 4,070 SF

Zoning: I-1

## PROPERTY OVERVIEW

Evan Zachmann, Will Henritze, and Nick Henritze of Poe & Cronk Real Estate Group are proud to present 914 4th St SE for Lease - This 4,070 SF flex space is in excellent condition and offers a highly functional layout suitable for a variety of industrial or service users. The property features a 12' roll-up door, 14' clear ceiling height, a dedicated office area, in-suite restrooms, and additional auxiliary storage space to support operational needs.

Current Tenant is Month to Month and will vacate with 60 day notice. Landlord covers water, helping to reduce overall operating expenses. This well-maintained space features a predominantly open garage layout, offering flexible utility for storage, light industrial, or workshop use, with functional support areas that complement the open floor plan.

## PROPERTY HIGHLIGHTS

- 1 x 12' Roll up door
- 14' clear height
- Small office area
- Close proximity to I-581 & Downtown
- Available with 60 day notice



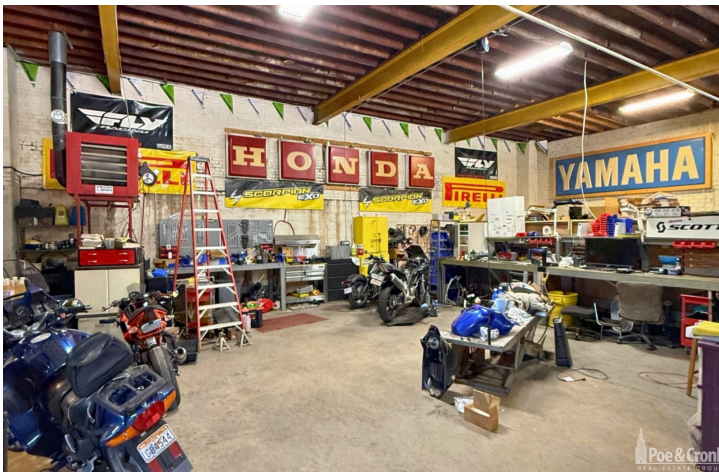
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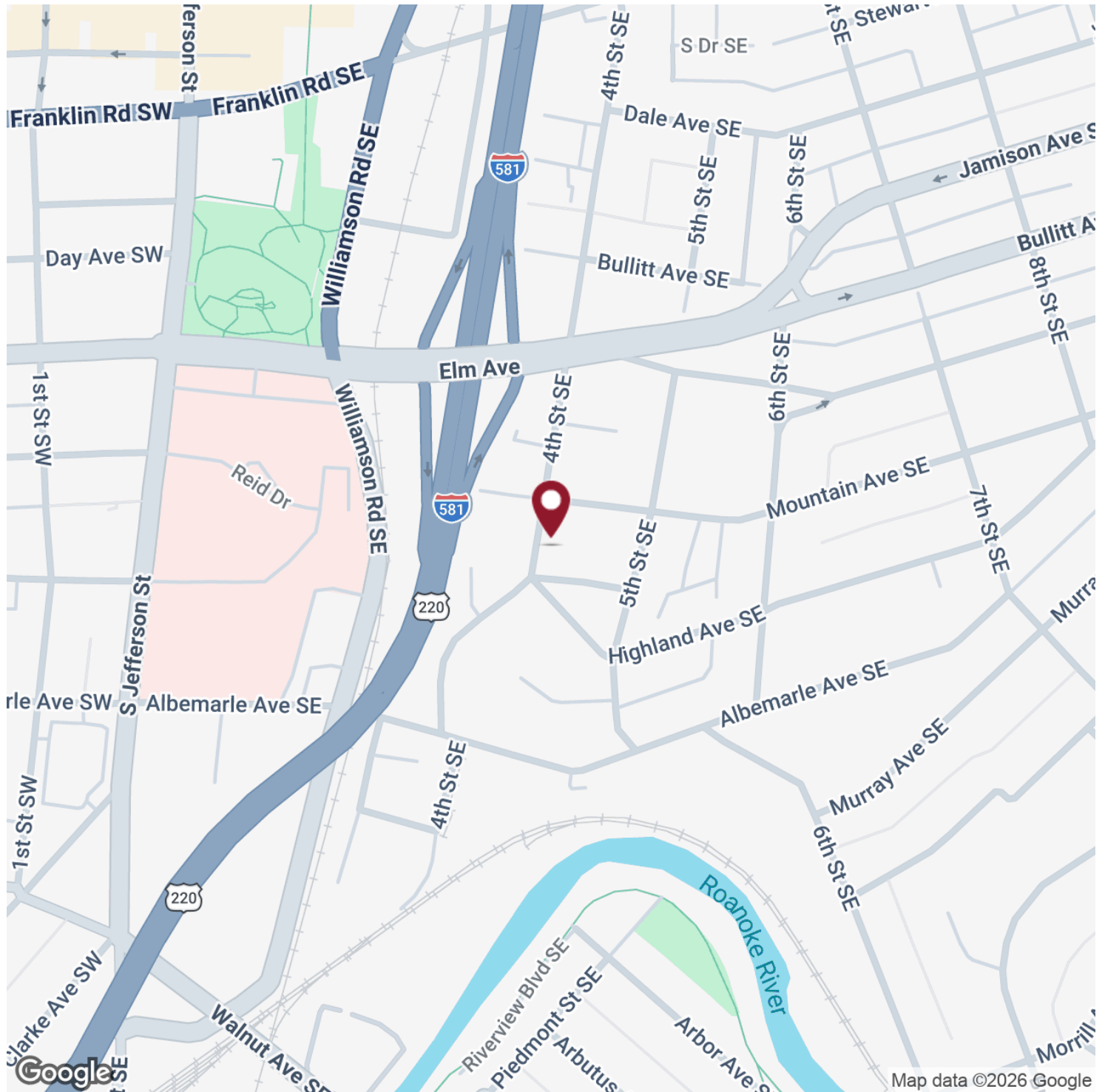
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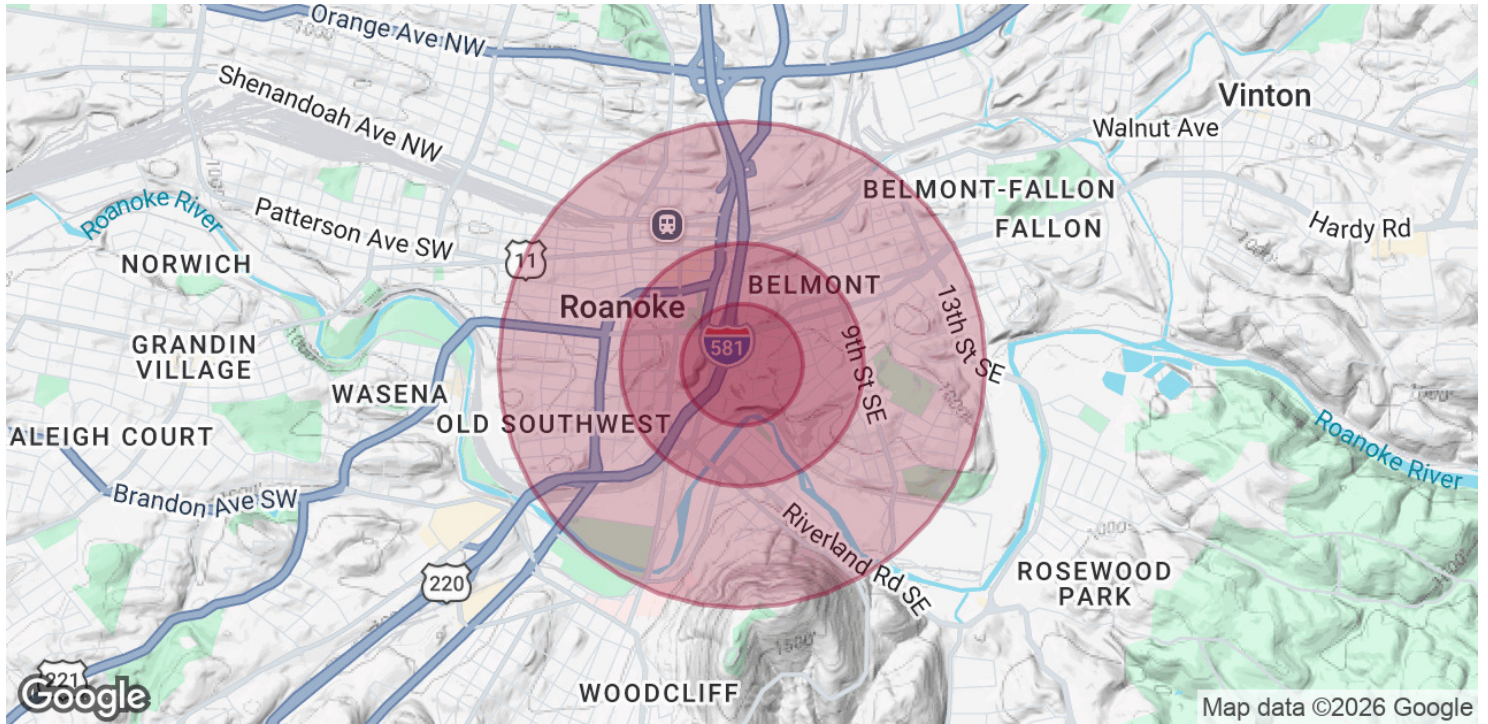
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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,032	3,220	11,333
Average Age	36.4	35.3	33.8
Average Age (Male)	36.2	35.7	33.3
Average Age (Female)	40.3	37.4	36.9

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	386	1,351	5,074
# of Persons per HH	2.7	2.4	2.2
Average HH Income	\$66,822	\$70,577	\$74,496
Average House Value	\$133,406	\$146,818	\$161,221

2023 American Community Survey (ACS)



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