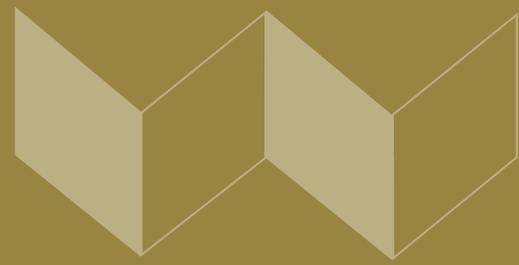


414 9th St SE, Roanoke, VA 24013

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Explore this exceptional investment opportunity leased to the Commonwealth of Virginia in the Roanoke area. The property at 414 9th St SE, Roanoke, VA, 24013 features a well-maintained 4,645 SF building, constructed in 2005 and zoned CN(C). Currently boasting 100% occupancy, this prime commercial real estate offers a lucrative prospect for office and office building investors looking to capitalize on a thriving market. With its modern construction and ideal zoning, this property is poised to deliver strong returns and long-term value. Don't miss the chance to add this impressive asset to your portfolio in the dynamic Roanoke area.

PROPERTY HIGHLIGHTS

- Offered for \$560,000
- 4,645 SF building on .309 Acres
- Renovated in 2016
- Corner Location with 100% Occupancy
- Leased to Commonwealth of Virginia
- Pylon Lighted Sign
- Exterior Wall Mounted Lights

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Associate

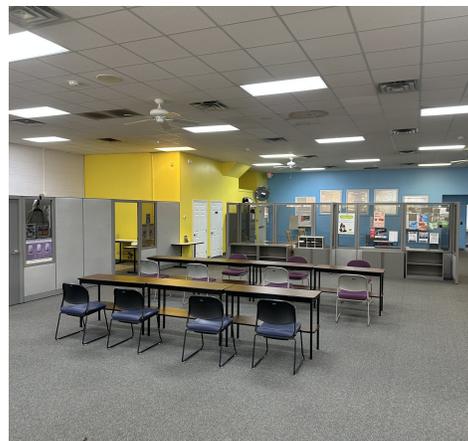
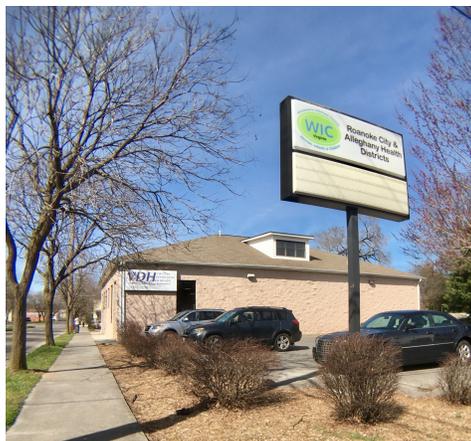
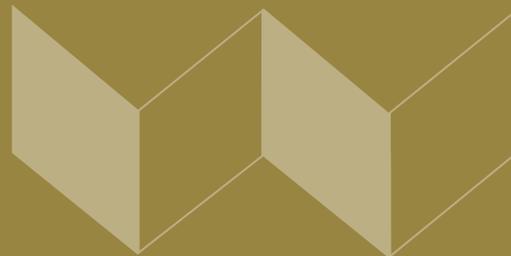
540.815.6252

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414 9th St SE, Roanoke, VA 24013

ADDITIONAL PHOTOS



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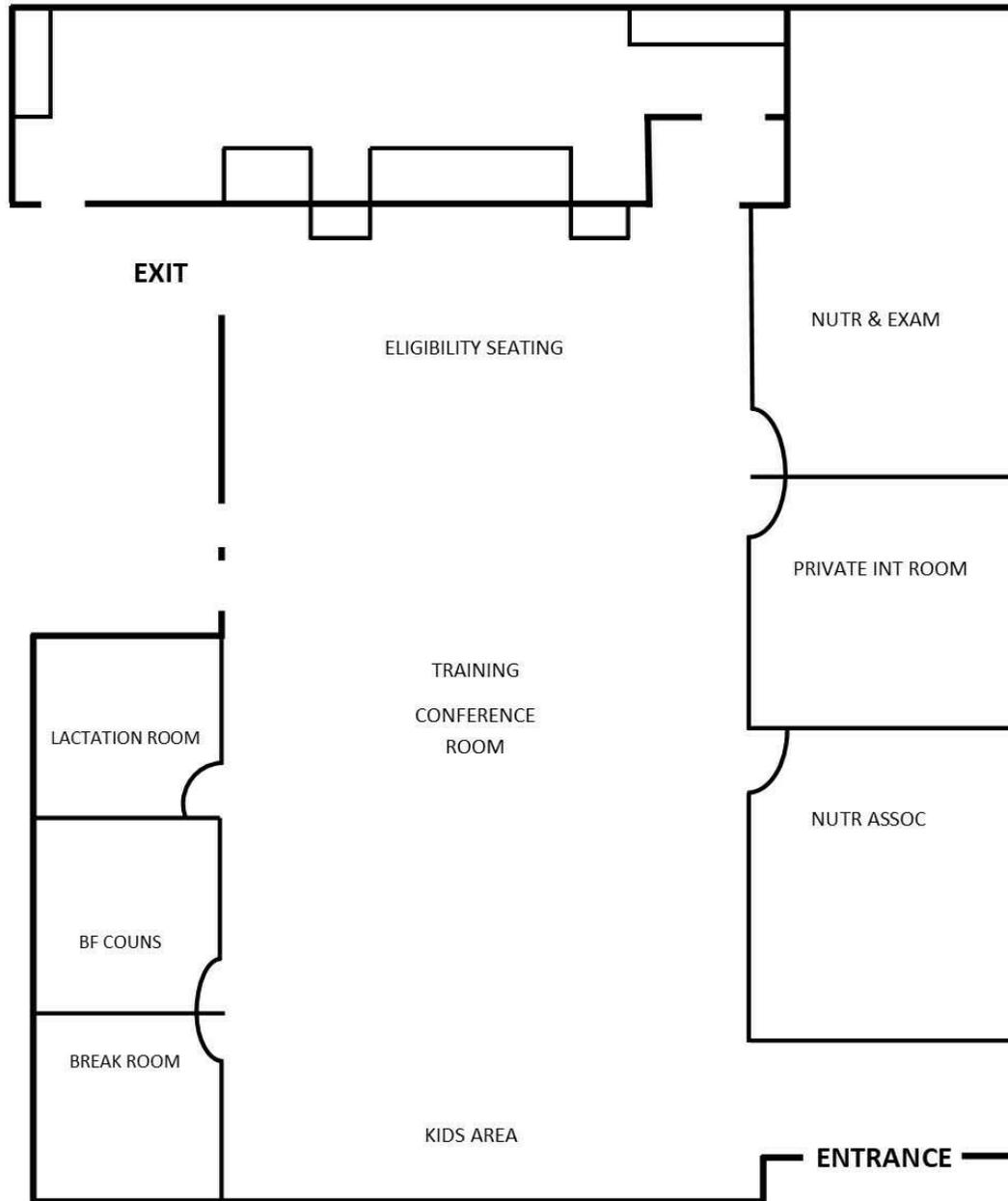
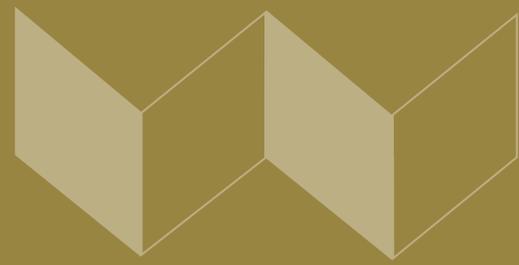
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FLOOR PLAN



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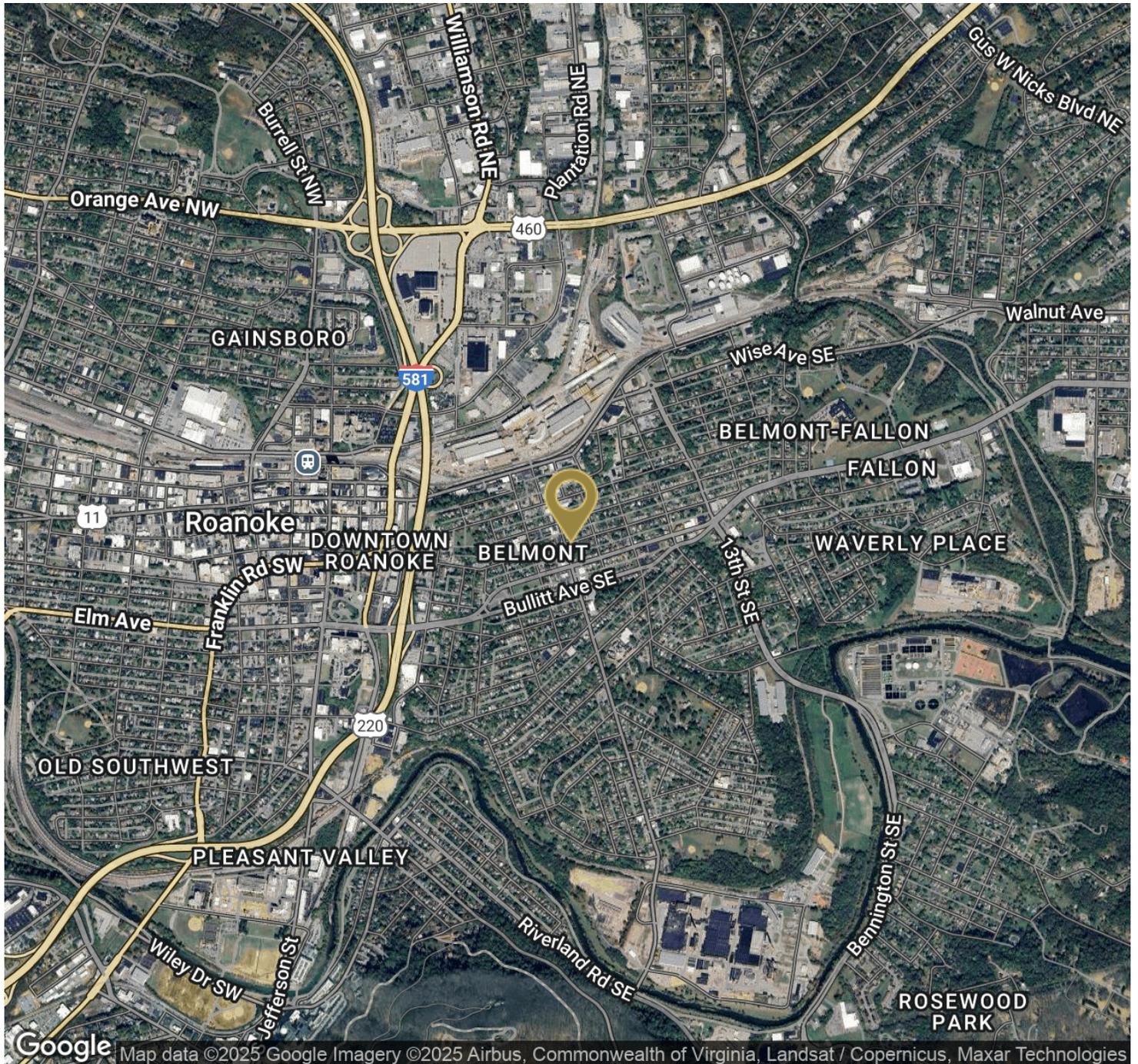
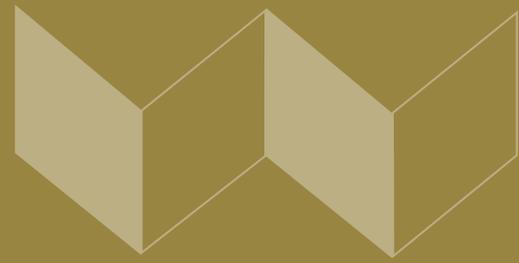
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LOCATION MAP



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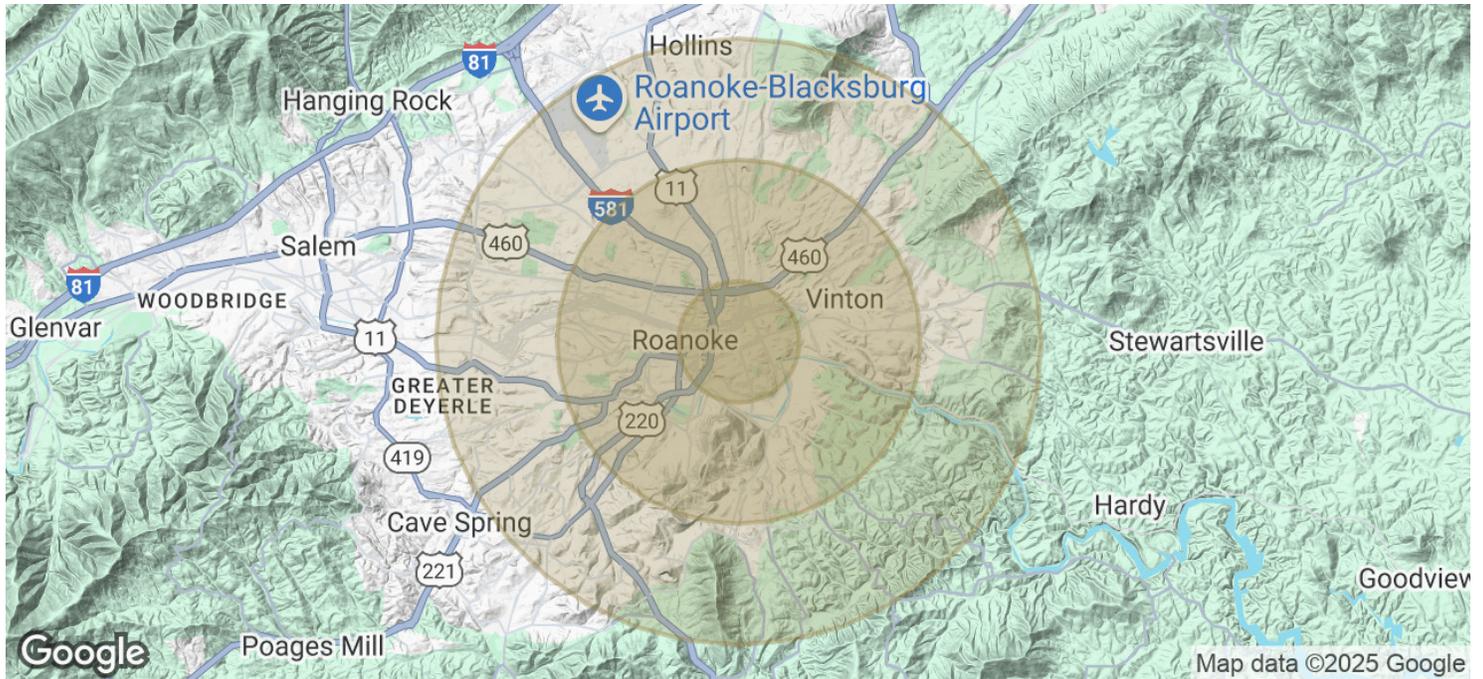
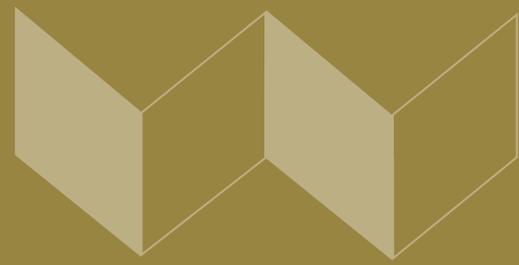
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,302	66,621	137,549
Average Age	39	40	42
Average Age (Male)	38	39	40
Average Age (Female)	39	41	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,544	29,930	60,409
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$65,335	\$71,339	\$76,651
Average House Value	\$280,591	\$252,988	\$258,190

Demographics data derived from AlphaMap

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