

1234 MAPLE AVE SW

1234 MAPLE AVE SW ROANOKE, VA 24016



OFFERING SUMMARY

Available SF: 900 SF

Lease Rate: \$1,500 per month FS

Lot Size: 0.17 Acres

Year Built: 1950

Building Size: 2,061 SF

Renovated: 2026

Zoning: D

PROPERTY OVERVIEW

Presented by Nick Henritze and Will Henritze of Poe & Cronk Real Estate Group - 1234 Maple Ave, Suite B - is a 900 SF Suite in the Downtown Roanoke district. Perfect for a variety of office / retail users looking to be in the heart of Roanoke City at 5 points. The space offers 2 first floor office suites, a storage closet, a 2nd floor suite, badge entry into the building, shared parking, bathroom access, and signage opportunities depending on lease term.

PROPERTY HIGHLIGHTS

- 900 SF Suite
- Downtown Roanoke district
- Ideal for a variety of office/retail users



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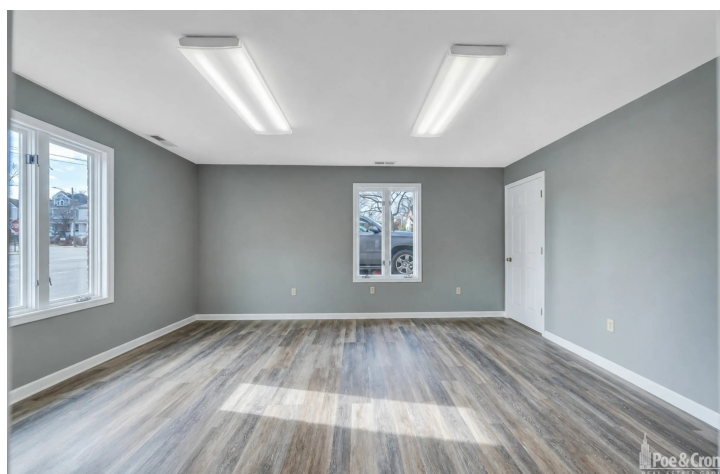
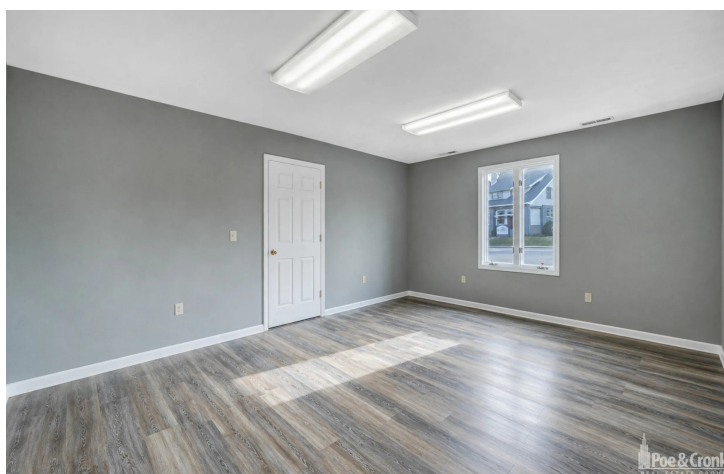
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FOR LEASE

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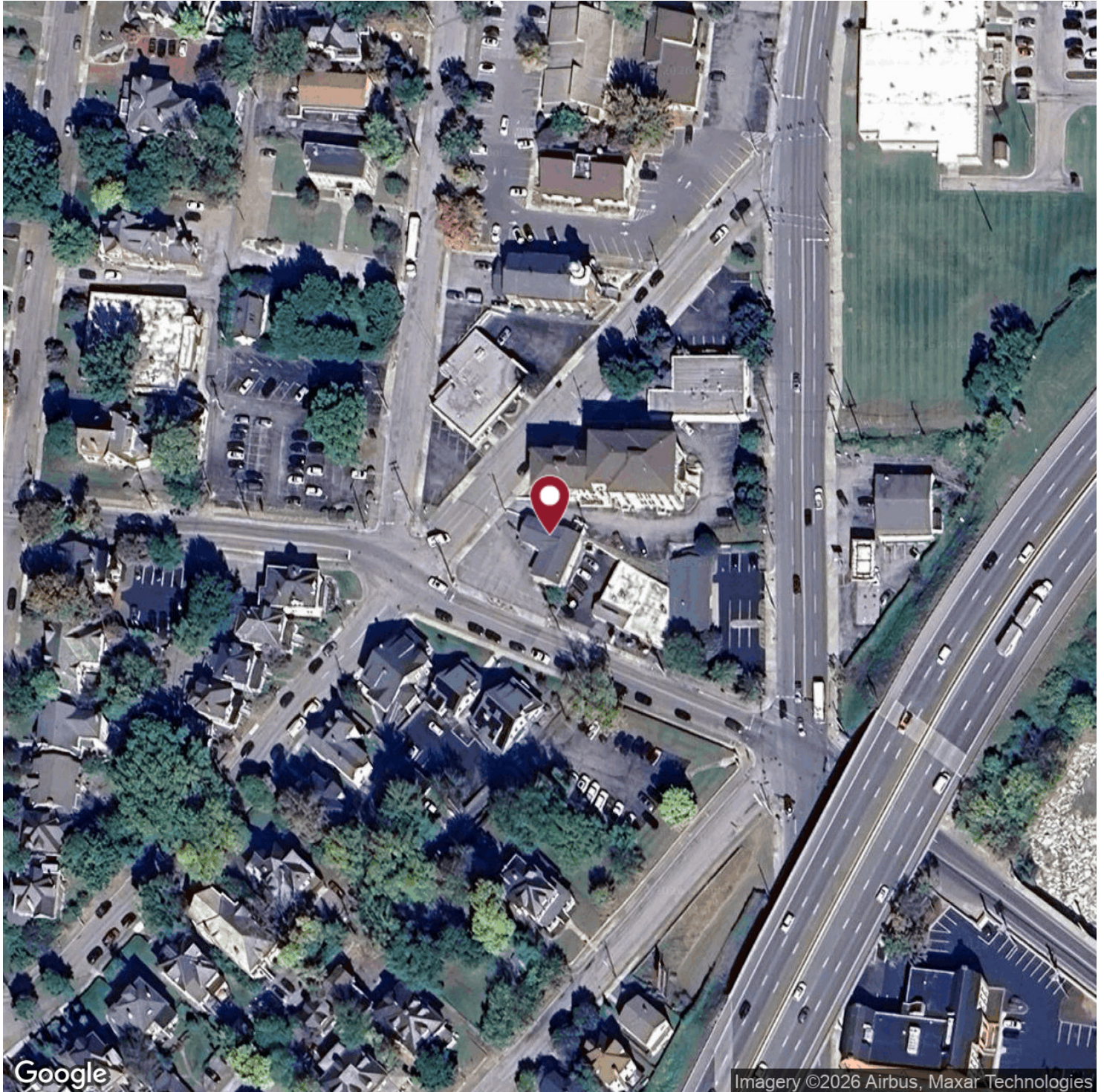
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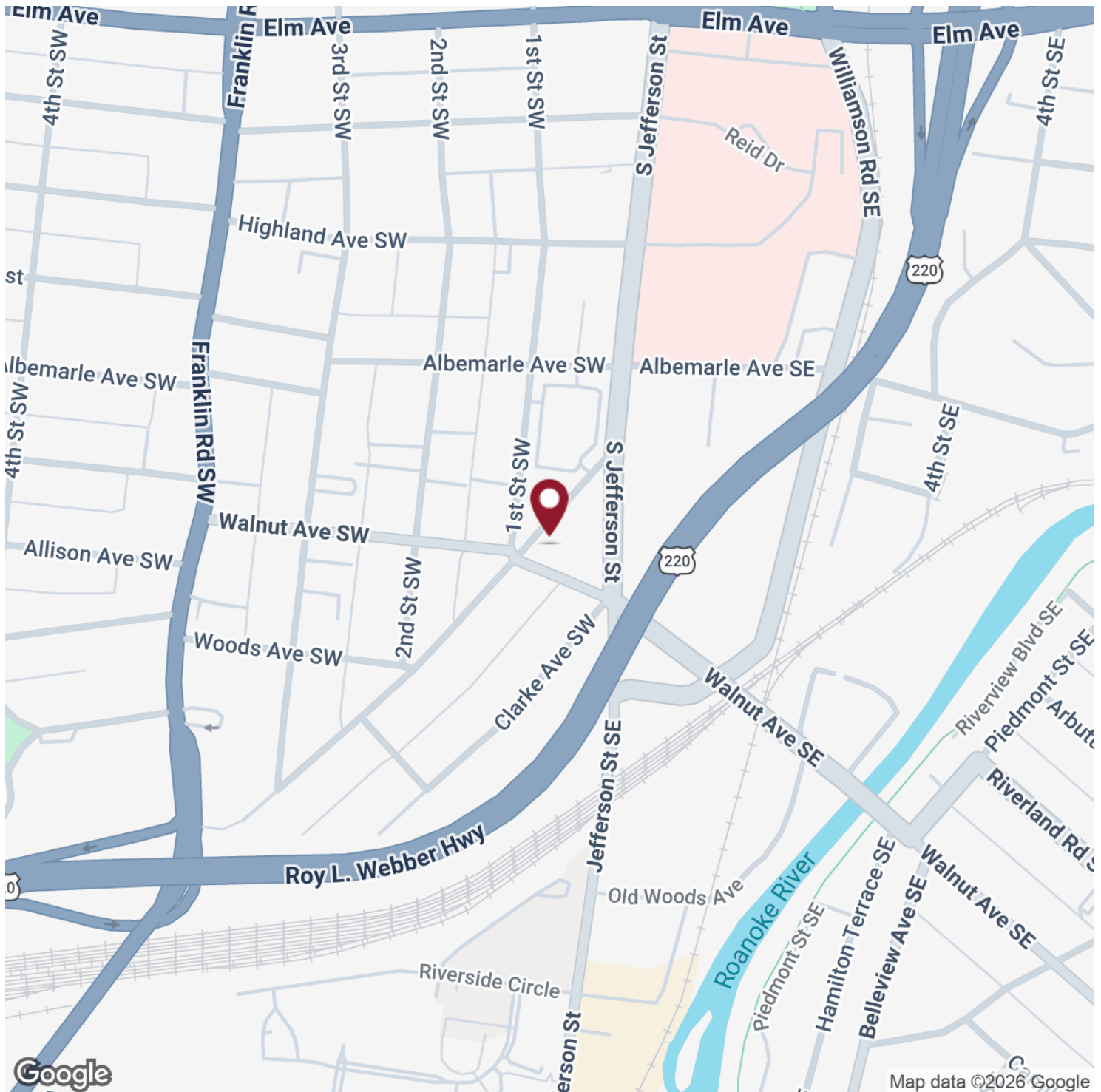
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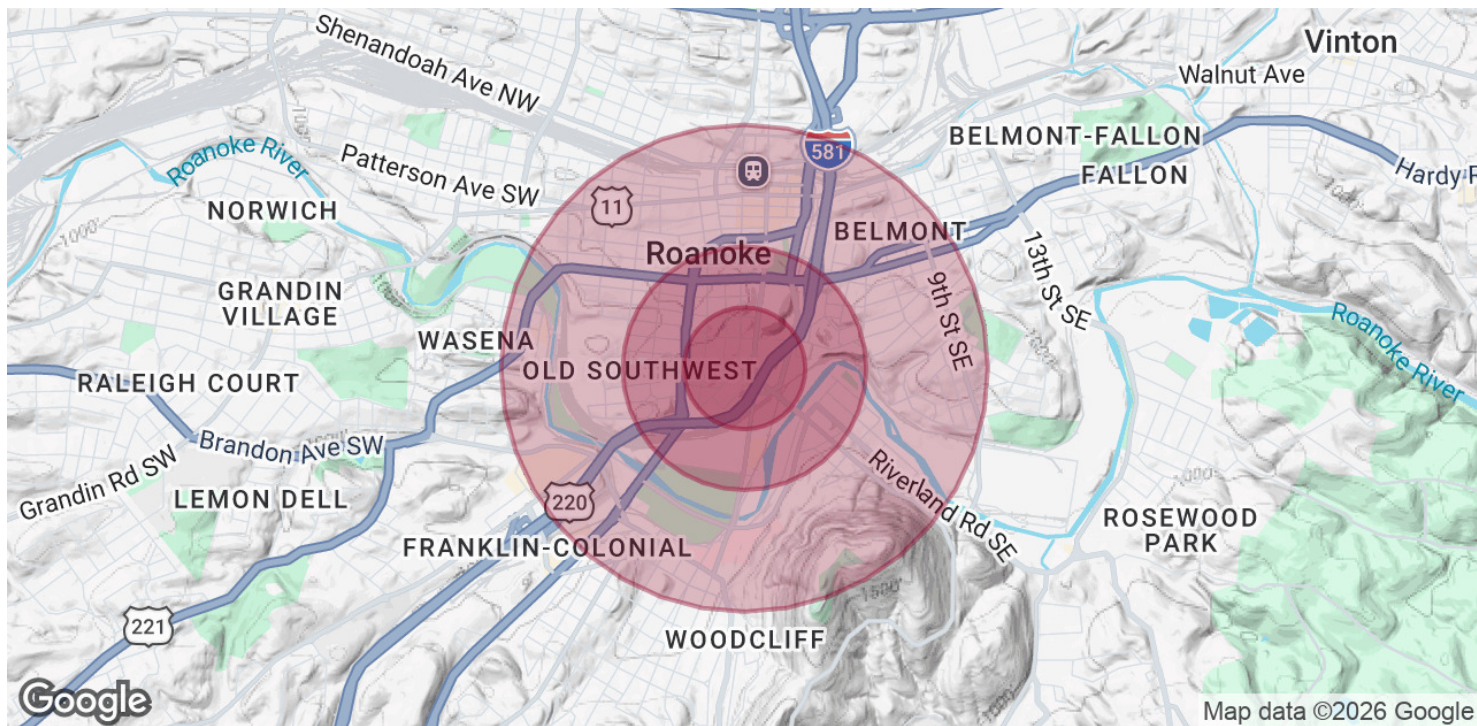
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	436	2,526	11,232
Average Age	32.6	34.5	35.1
Average Age (Male)	35.9	35.2	34.9
Average Age (Female)	29.8	35.1	36.9

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	263	1,321	5,451
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$46,314	\$66,663	\$84,757
Average House Value	\$107,561	\$211,472	\$250,394

2023 American Community Survey (ACS)



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