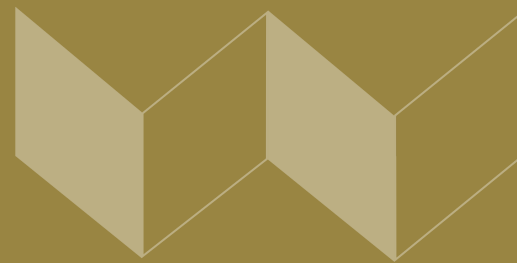


4533 Brambleton Avenue SW, Roanoke, VA 24018 BRAMBLETON AVE OFFICE BUILDING



PROPERTY DESCRIPTION

Traditional office building with open reception area and private office layout. Currently occupied by @Work, hosting individual businesses on short term agreements. On-site parking, corner location, and center turn lane for ease of ingress and egress.

Great option for owner-occupant or investor to continue current or similar business plan.

PROPERTY HIGHLIGHTS

- Great Location in Strong Commercial Corridor
- Traditional Office Building
- On-Site Parking Lot (14 Spaces)
- Private Office Layout

OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	1
Lot Size:	0.63 Acres
Building Size:	3,539 SF

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PHOTOS



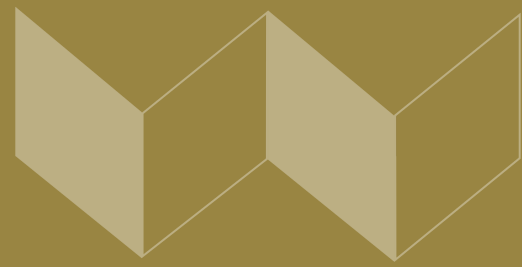
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PRIME LOCATION



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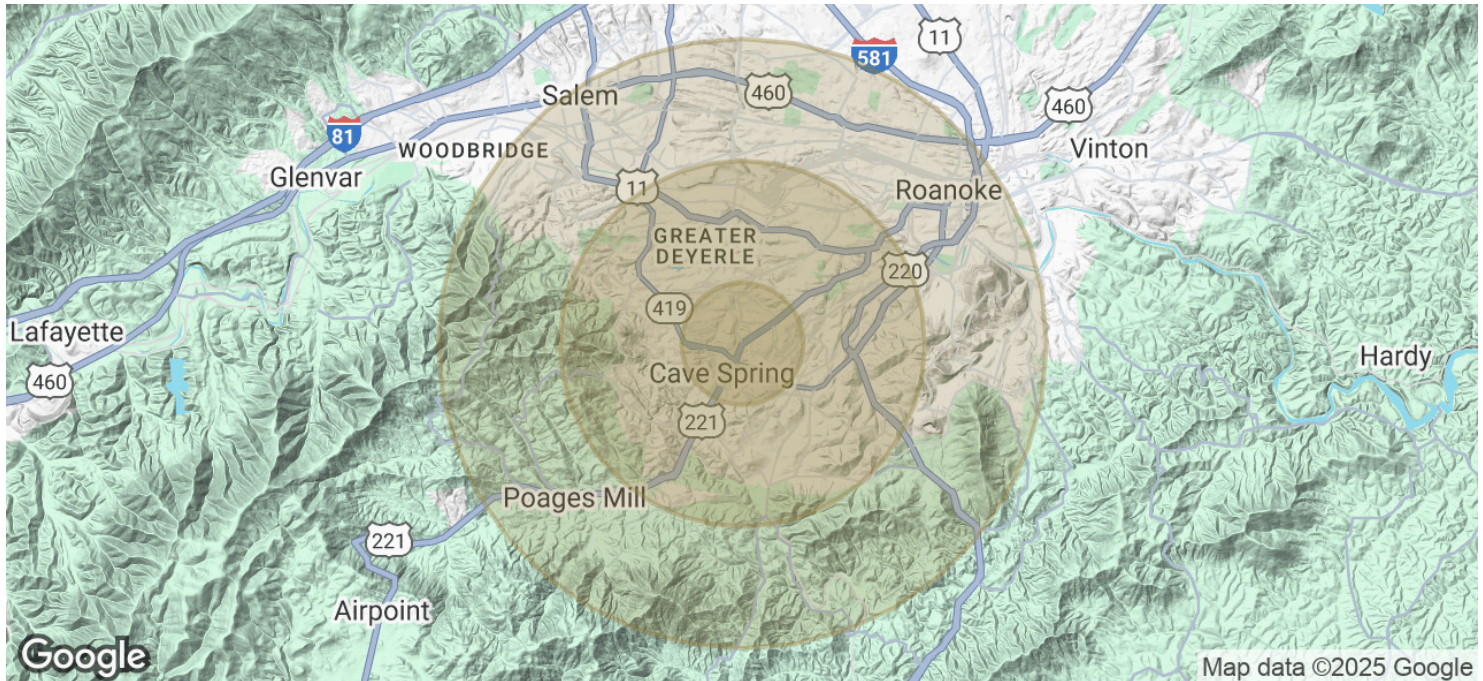
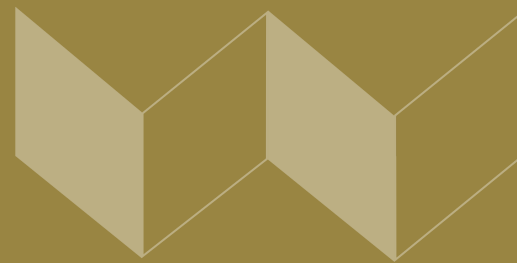
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,461	54,120	108,377
Average Age	42	45	43
Average Age (Male)	40	43	41
Average Age (Female)	44	46	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,272	24,343	48,057
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$82,878	\$105,208	\$92,685
Average House Value	\$324,173	\$367,728	\$332,481

Demographics data derived from AlphaMap

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