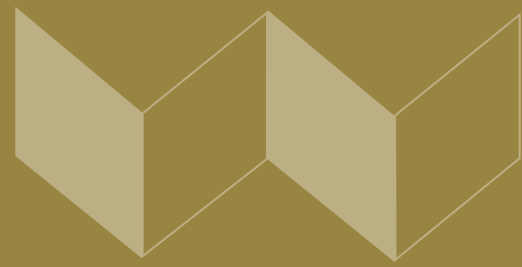


3100 Peters Creek Road, Roanoke, VA 24019

# NORTH ROANOKE PLAZA



## PROPERTY DESCRIPTION

Multiple Office/Retail spaces available in a professionally managed, visually appealing retail center, ranging from 700 to 1480 SF. Situated near popular local retailers and restaurants, this property is well-located on Peters Creek Road in the North Roanoke office market and easily accessible from I-581 and I-81. North Roanoke Plaza is an ideal choice for retail, office, or service-based businesses.

## PROPERTY HIGHLIGHTS

- Competitive lease rates
- Prominent signage and high visibility from Peters Creek Rd
- Convenient access to I-581 and I-81
- Ample parking

## OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| Lease Rate:      | \$14.00 SF/yr (MG) |
| Number of Units: | 17                 |
| Available SF:    | 750 - 900 SF       |
| Lot Size:        | 1.56 Acres         |
| Building Size:   | 16,040 SF          |

| SPACES | LEASE RATE    | SPACE SIZE |
|--------|---------------|------------|
| 3100-G | \$14.00 SF/yr | 750 SF     |
| 3102-C | \$14.00 SF/yr | 815 SF     |
| 3106   | \$14.00 SF/yr | 900 SF     |
| 3112   | \$14.00 SF/yr | 875 SF     |

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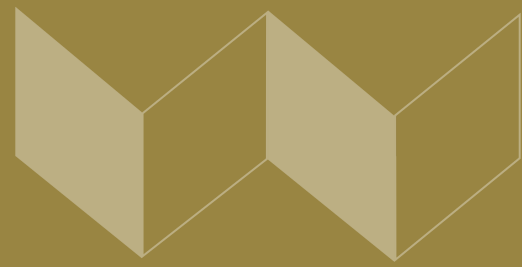
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# LEASE SPACES



## LEASE INFORMATION

|              |              |             |                 |
|--------------|--------------|-------------|-----------------|
| Lease Type:  | MG           | Lease Term: | 36 to 60 months |
| Total Space: | 750 - 900 SF | Lease Rate: | \$14.00 SF/yr   |

## AVAILABLE SPACES

| SUITE  | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE    |
|--------|-----------|-----------|----------------|---------------|
| 3100-G | Available | 750 SF    | Modified Gross | \$14.00 SF/yr |
| 3102-C | Available | 815 SF    | Modified Gross | \$14.00 SF/yr |
| 3106   | Available | 900 SF    | Modified Gross | \$14.00 SF/yr |
| 3112   | Available | 875 SF    | Modified Gross | \$14.00 SF/yr |

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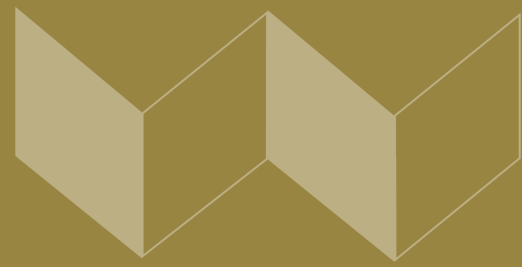
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# PHOTOS



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# NEARBY RETAILERS



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# AREA HIGHLIGHTS



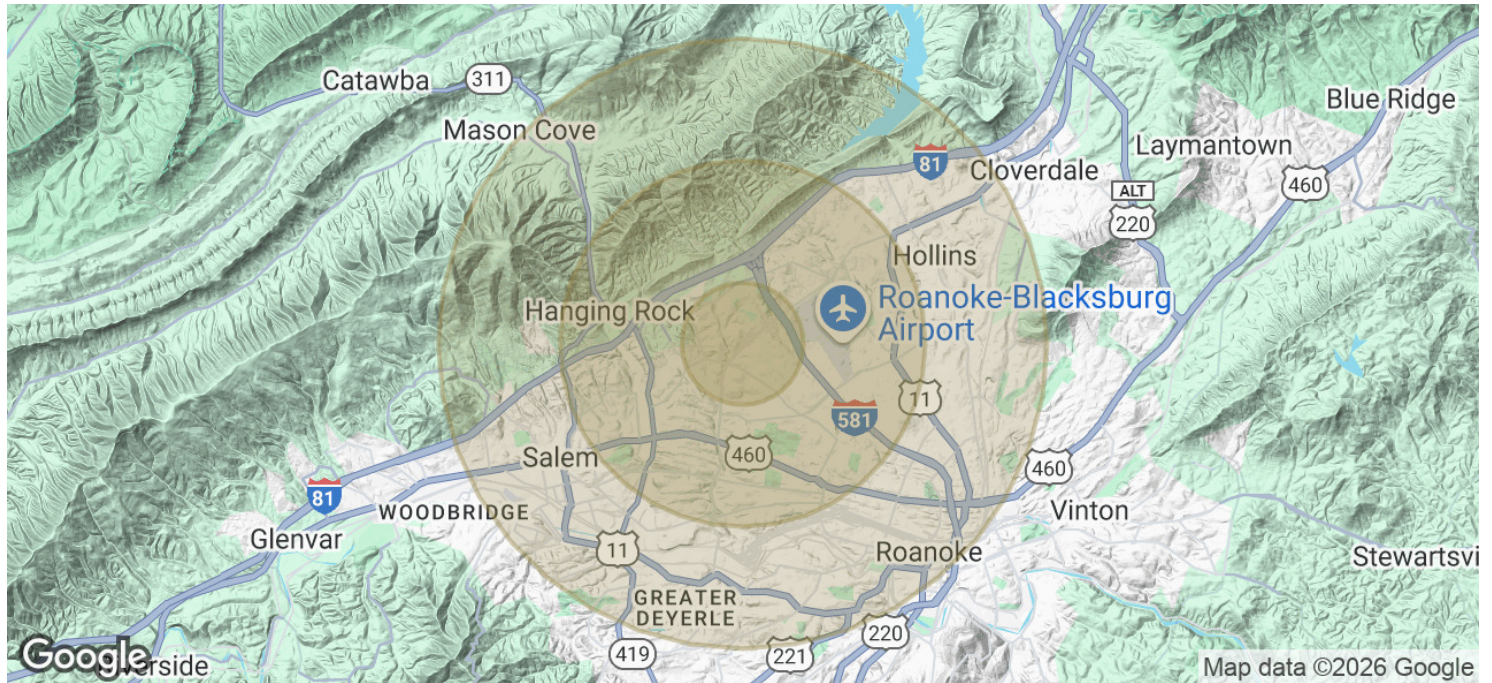
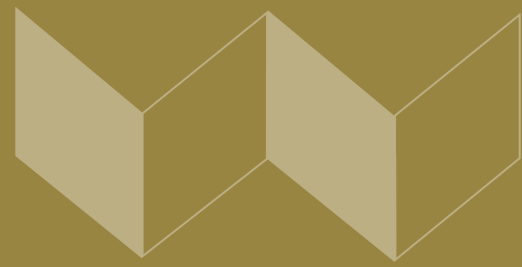
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# DEMOGRAPHICS



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 5,702  | 44,178  | 111,450 |
| Average Age          | 42     | 41      | 42      |
| Average Age (Male)   | 40     | 40      | 40      |
| Average Age (Female) | 43     | 42      | 43      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,287     | 18,225    | 47,905    |
| # of Persons per HH | 2.5       | 2.4       | 2.3       |
| Average HH Income   | \$80,067  | \$72,386  | \$79,225  |
| Average House Value | \$232,894 | \$210,548 | \$250,335 |

*Demographics data derived from AlphaMap*

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