



5049 VALLEY VIEW BLVD

5049 Valley View Blvd NW, Roanoke, VA 24012

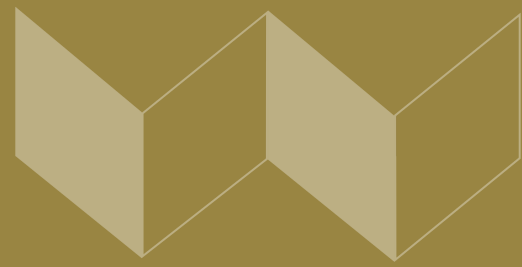
MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO
540.342.8599
mwaldvogel@waldvogelcommercial.com

KRISTA VANNOY, CCIM, SIOR
Vice President & COO
540.342.0881
kvannoy@waldvogelcommercial.com



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PROPERTY HIGHLIGHTS



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- 9,522 SF modern office building
- Constructed in 2000
- 100% occupied by strong regional tenant
- Versatile CG zoning
- Steady traffic flow

OFFERING SUMMARY

Sale Price:	\$2,750,000
Number of Units:	1
Lot Size:	1.13 Acres
Building Size:	9,522 SF
NOI:	\$143,444.06
Cap Rate:	5.22%

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PROPERTY DESCRIPTION



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Introducing 5049 Valley View Blvd NW, Roanoke, VA, a prime investment opportunity. Versatile CG zoning allows for an array of office and retail uses. Constructed in 2000, this impressive property boasts 9,522 SF, housing 3 functional suites, each with its own glass-front exterior entrance. The three suites are currently combined and 100% occupied by a single tenant through 2032.

Don't miss the chance to acquire this attractive, modern office building with promising returns.

LOCATION DESCRIPTION

Strategically nestled in the heart of Roanoke's bustling Valley View Mall area and with close proximity to the Roanoke-Blacksburg Regional Airport, I-581 and I-81, this property is both accessible and highly visible. The immediate surroundings feature well-known retail, dining, and entertainment establishments in addition to nearby residential areas, all of which promote a steady flow of traffic.

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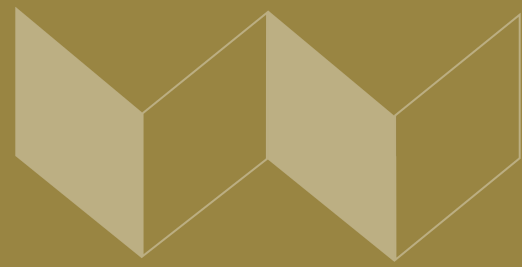
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INCOME & EXPENSES



INCOME SUMMARY

2026 Suite A/B Rent	\$148,687
2026 Suite C Rent	\$42,161
Vacancy Cost	\$0

GROSS INCOME **\$193,248**

EXPENSES SUMMARY

Landscaping	\$1,100
Property Insurance	\$4,990
Real Estate Taxes (based on 1/2026 assessment)	\$32,825
Real Estate Storm Water fee (based on \$1.55/500SF impervious surface)	\$1,172
Snow Removal	\$2,870
Pest Control	\$180
Trash Removal	\$3,446
Valley View Mall Marketing Fund	\$3,221

OPERATING EXPENSES **\$49,804**

NET OPERATING INCOME **\$143,444**

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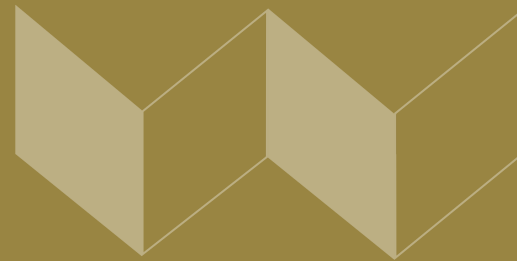
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PHOTOS



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IMMEDIATE AREA



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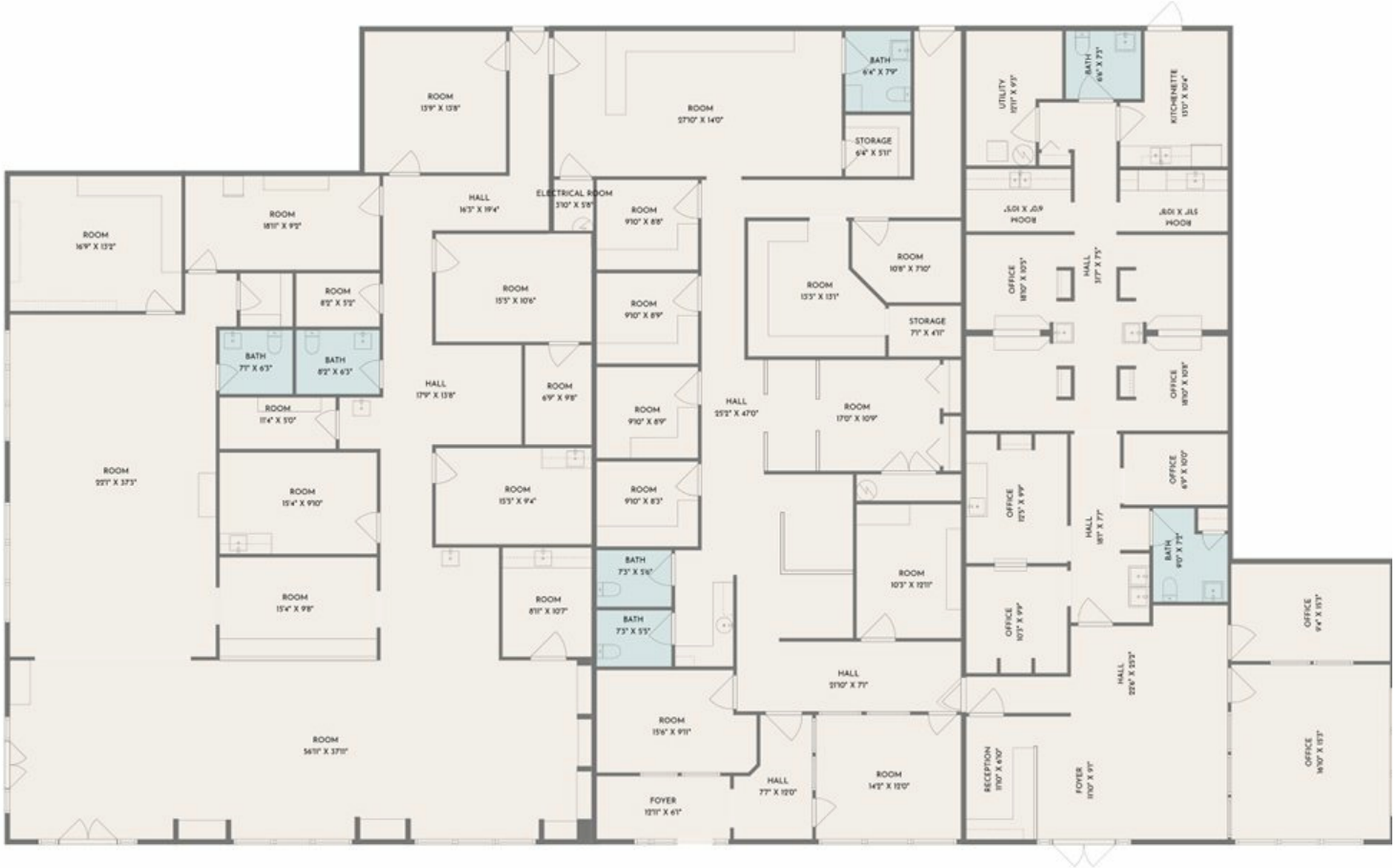
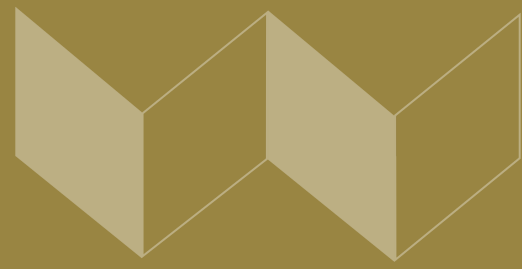
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FLOOR PLAN



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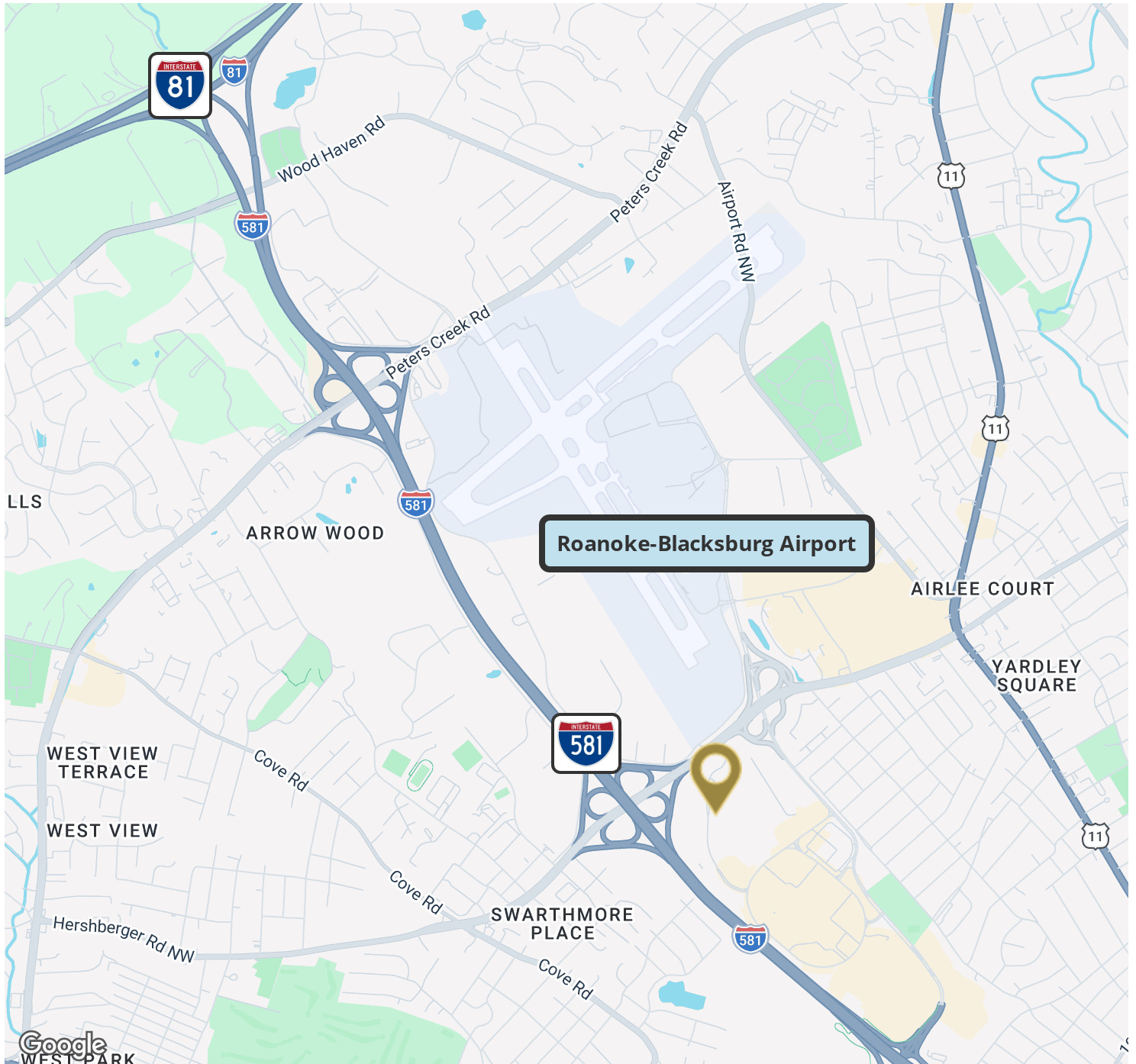
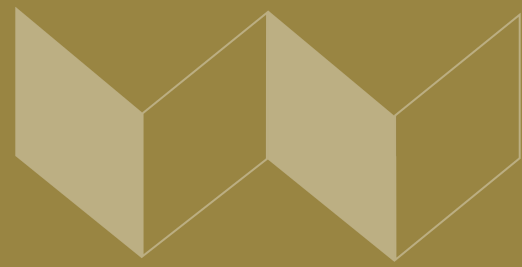
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HIGHWAY/AIRPORT PROXIMITY

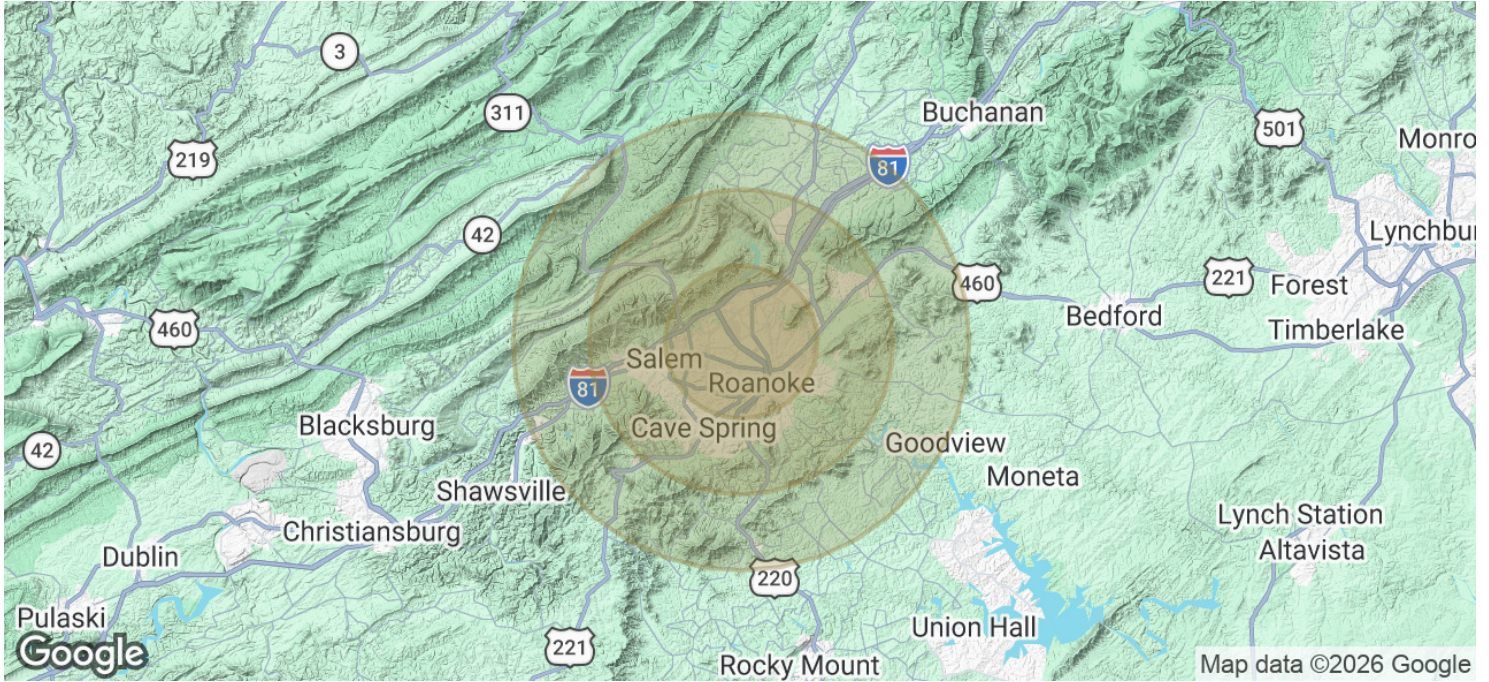
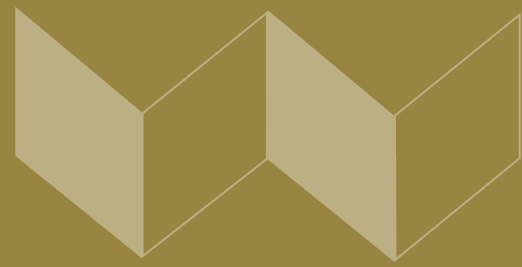


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DEMOGRAPHICS



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	138,850	233,866	264,764
Average Age	39.7	41.7	42.2
Average Age (Male)	38.1	40.3	40.9
Average Age (Female)	41.6	43.1	43.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	59,445	98,001	110,281
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$79,106	\$91,667	\$92,673
Average House Value	\$231,119	\$269,334	\$267,258

2023 American Community Survey (ACS)

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