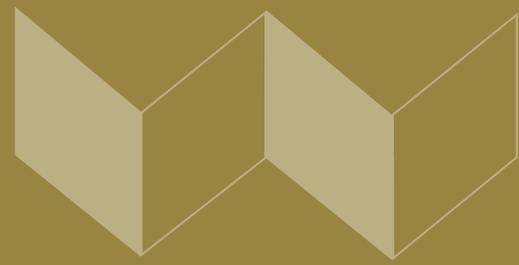


2727 Franklin Road, SW Roanoke, VA 24014

PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$12.75 SF/yr (NNN)
Number of Units:	2
Available SF:	10,923 SF
Lot Size:	2.12 Acres
Building Size:	27,690 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,665	30,745	56,266
Total Population	7,449	66,701	126,580
Average HH Income	\$117,350	\$82,766	\$80,784

PROPERTY HIGHLIGHTS

- Modern and versatile office space with good mix of open landscaped and fixed wall offices
- Customizable floor plans with abundant natural light
- Ample parking on 2.12 acre site
- Professional landscaping and well-maintained exterior
- Excellent visibility and impressive curb appeal
- Unparalleled connectivity To I-581 and US 220

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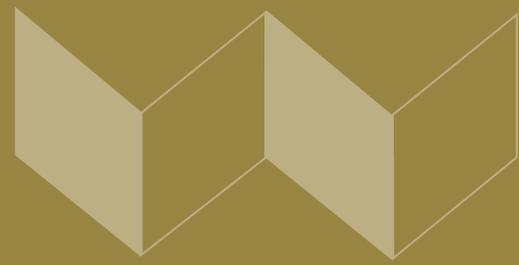
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2727 Franklin Road, SW Roanoke, VA 24014

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Introducing 2727 Franklin Road, SW, a prime commercial property available for lease in Roanoke, VA. This modern and versatile 10,923 SF space offers abundant customizable floor plans, and ample parking for clients and employees. Boasting a coveted location along what has come to be known as Southwest Roanoke's Innovation Corridor, this property is easily accessible from major highways and is conveniently situated near essential amenities. Recent traffic studies indicate U.S.220/Franklin Road handles around 28,000 AADT, underscoring the property's high visibility and accessibility. With its impressive curb appeal, 2727 Franklin Road, SW is an ideal choice for businesses seeking a prominent and dynamic location.

LOCATION DESCRIPTION

The property benefits from exceptional connectivity, providing direct access to I-581 and U.S.220 approximately a mile west, complete with a convenient interchange via Wonju Street.

As a foundational segment of Roanoke's Innovation Corridor, this location is among a cluster of medical, research, and professional facilities. Its proximity to Carilion's expanding health network and the university-driven Fralin Biomedical institute enhances its appeal for tenants seeking synergy with innovation, biotech, and healthcare partners.

This unique blend of connectivity, visibility, and innovation district synergy makes 2727 Franklin Road an ideal professional office location for tenants seeking a foothold within Roanoke's health and research-driven growth corridor.

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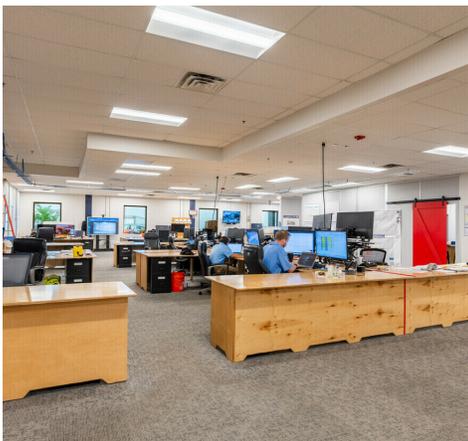
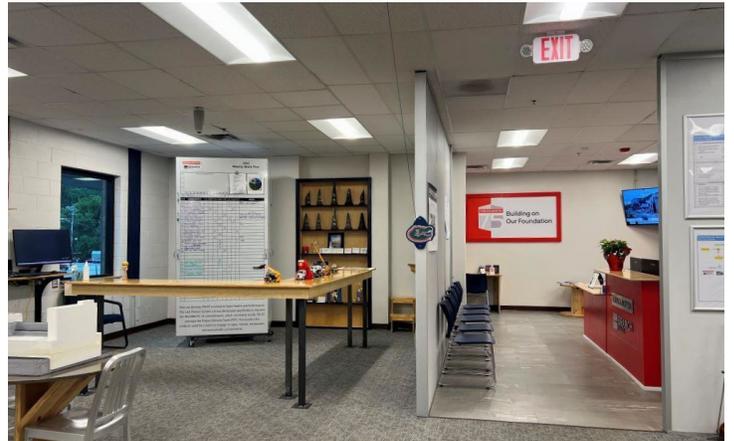
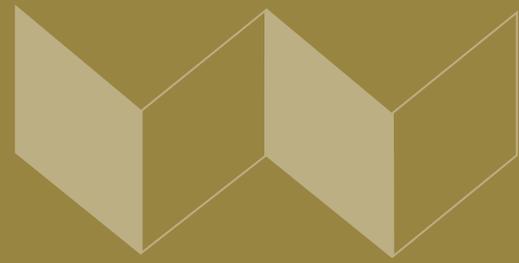
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PHOTOS



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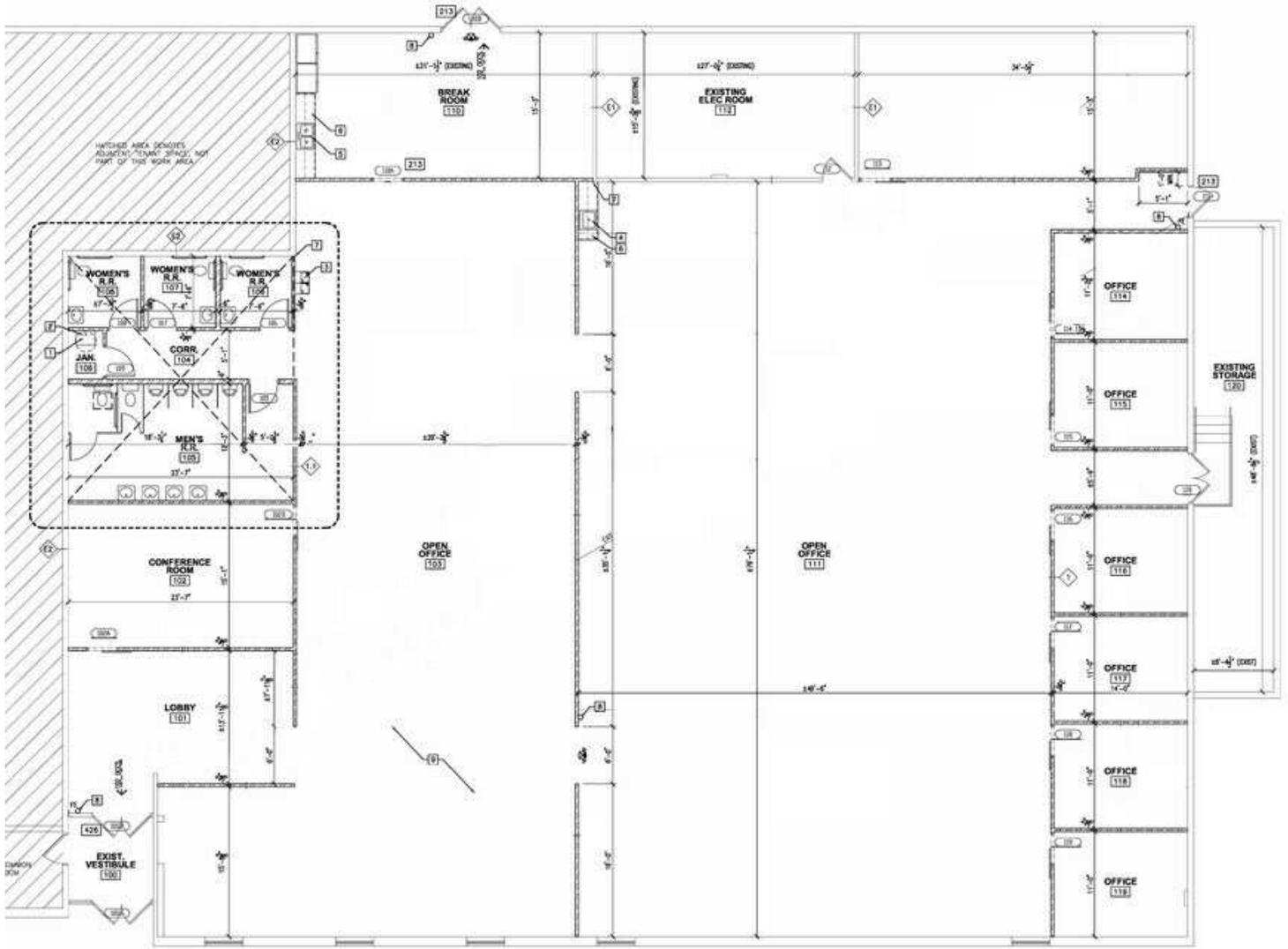
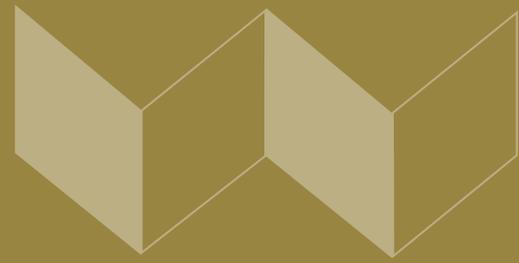
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FLOOR PLAN



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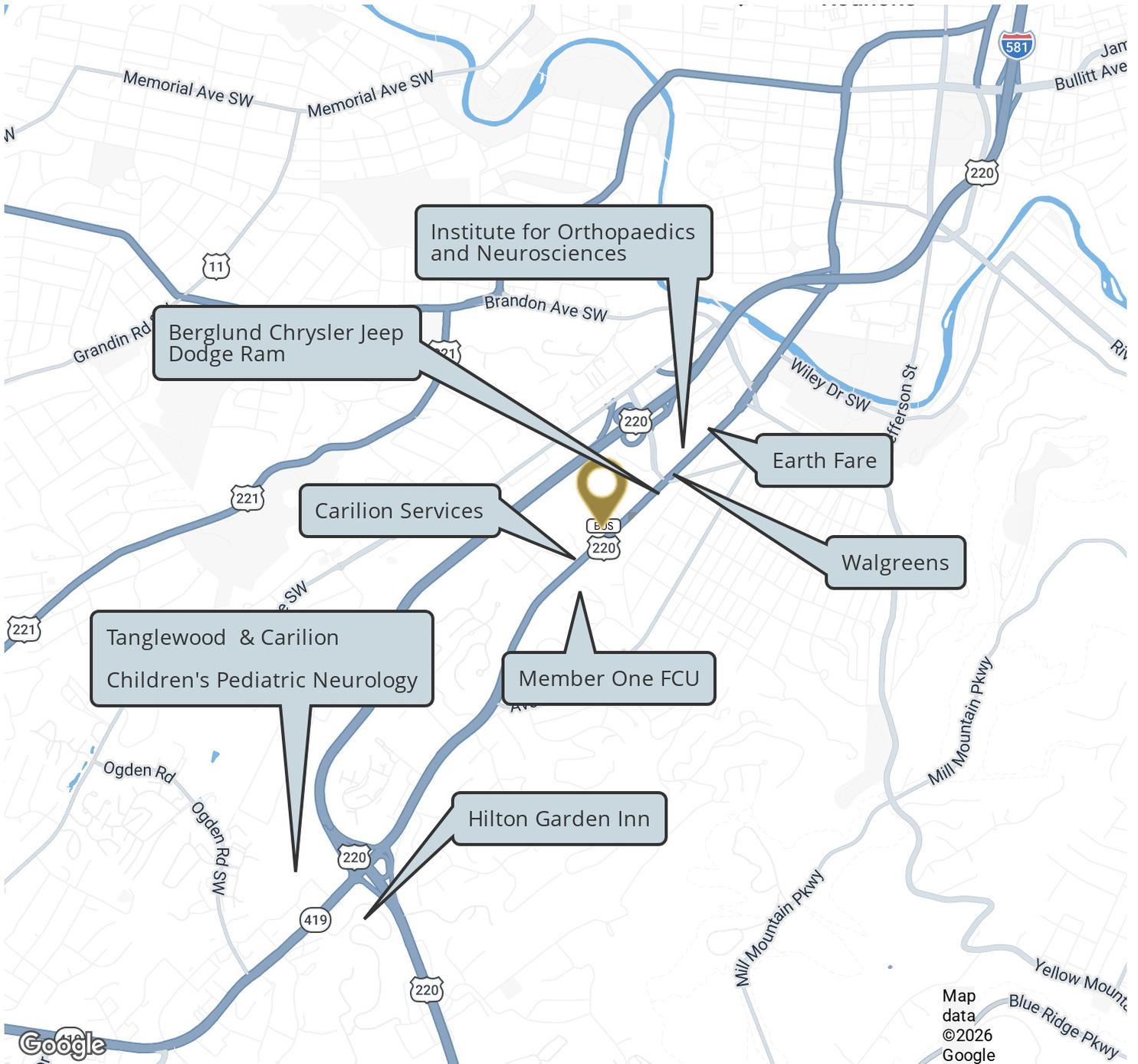
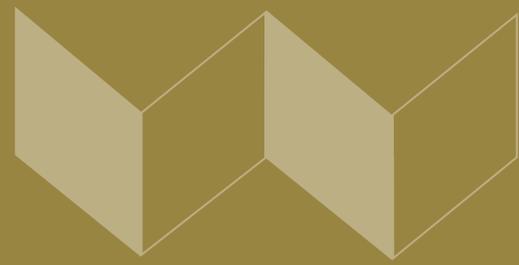
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AREA HIGHLIGHTS



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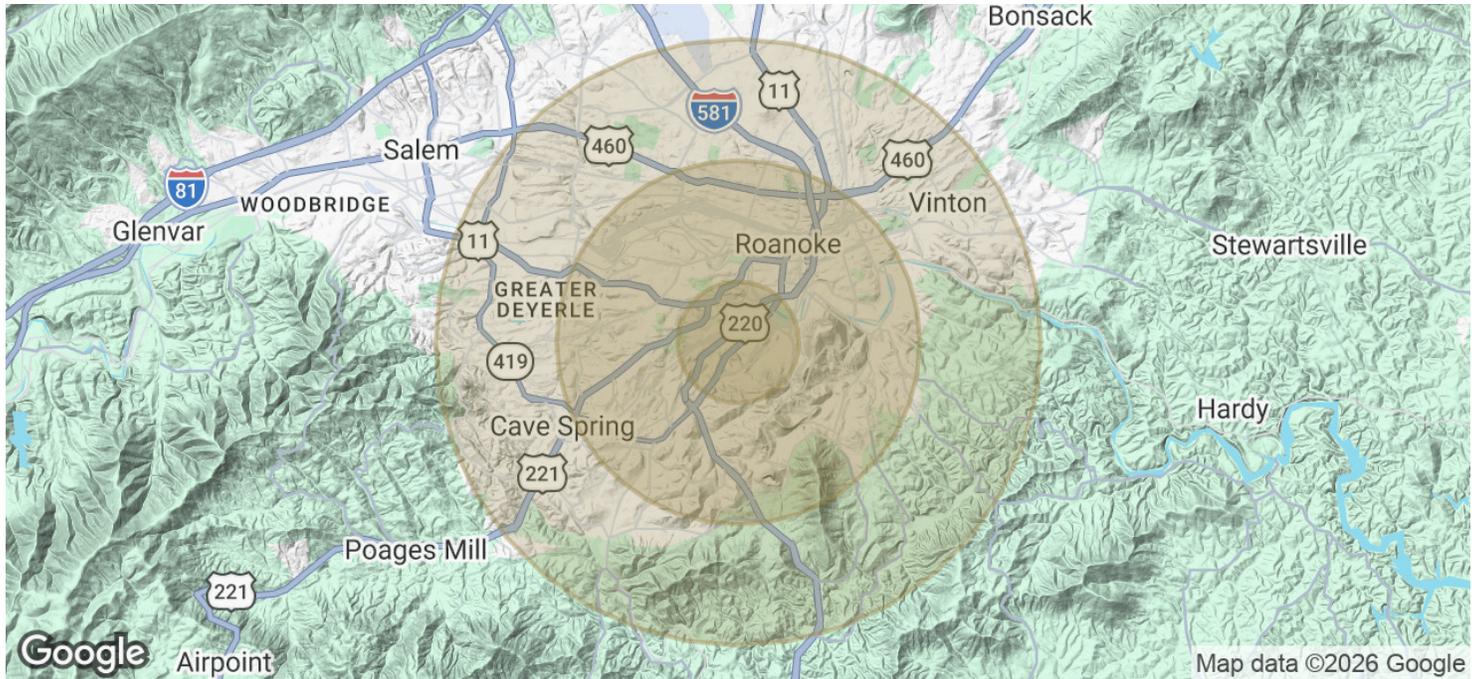
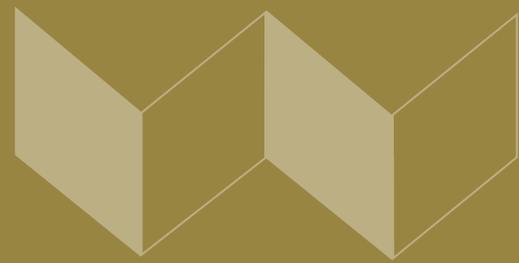
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,449	66,701	126,580
Average Age	45	41	42
Average Age (Male)	44	40	41
Average Age (Female)	47	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,665	30,745	56,266
# of Persons per HH	2	2.2	2.2
Average HH Income	\$117,350	\$82,766	\$80,784
Average House Value	\$419,951	\$304,199	\$285,397

Demographics data derived from AlphaMap

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