

1502 WILLIAMSON RD NE

1502 WILLIAMSON RD NE ROANOKE, VA 24012



OFFERING SUMMARY

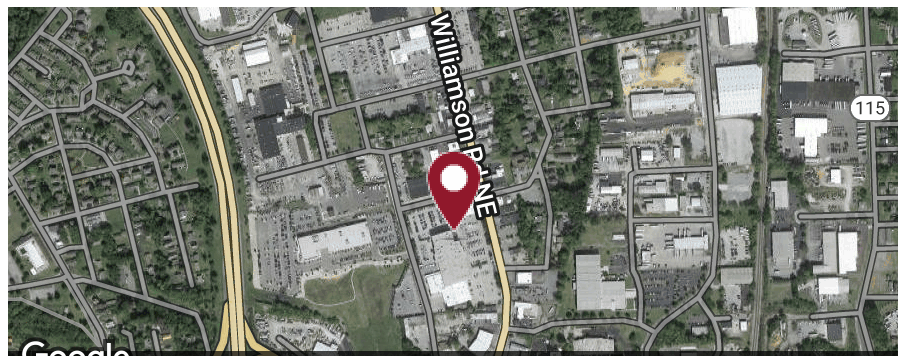
Available SF: 2,500 - 3,000 SF

Lease Rate: \$12.00 SF/yr (MG)

Zoning: CLS

PROPERTY OVERVIEW

The Civic Mall of Roanoke offers a professional space suitable for many office and retail uses. Easy access to I-581, high visibility from busy Williamson Rd, and ample parking add to the appeal of this property. The available space has a healthy mix of private offices and open space for displaying merchandise/collaborative workspace. Suites 200 (2,500 sf) and 300 (3,000 sf) are currently combined but could be divided to fit your needs. Tenant Pays pro-rata share of expenses.



TRENT WEAVER

Sales And Leasing Associate
540.204.4935
tweaver@pocronk.com

BRYAN MUSSELWHITE, CCIM

Senior Vice President
540.855.3654
bmusselwhite@pocronk.com

STEPHEN PENDERGRASS

Vice President
540.855.3655
spendergrass@pocronk.com

1502 WILLIAMSON RD NE

1502 WILLIAMSON RD NE ROANOKE, VA 24012



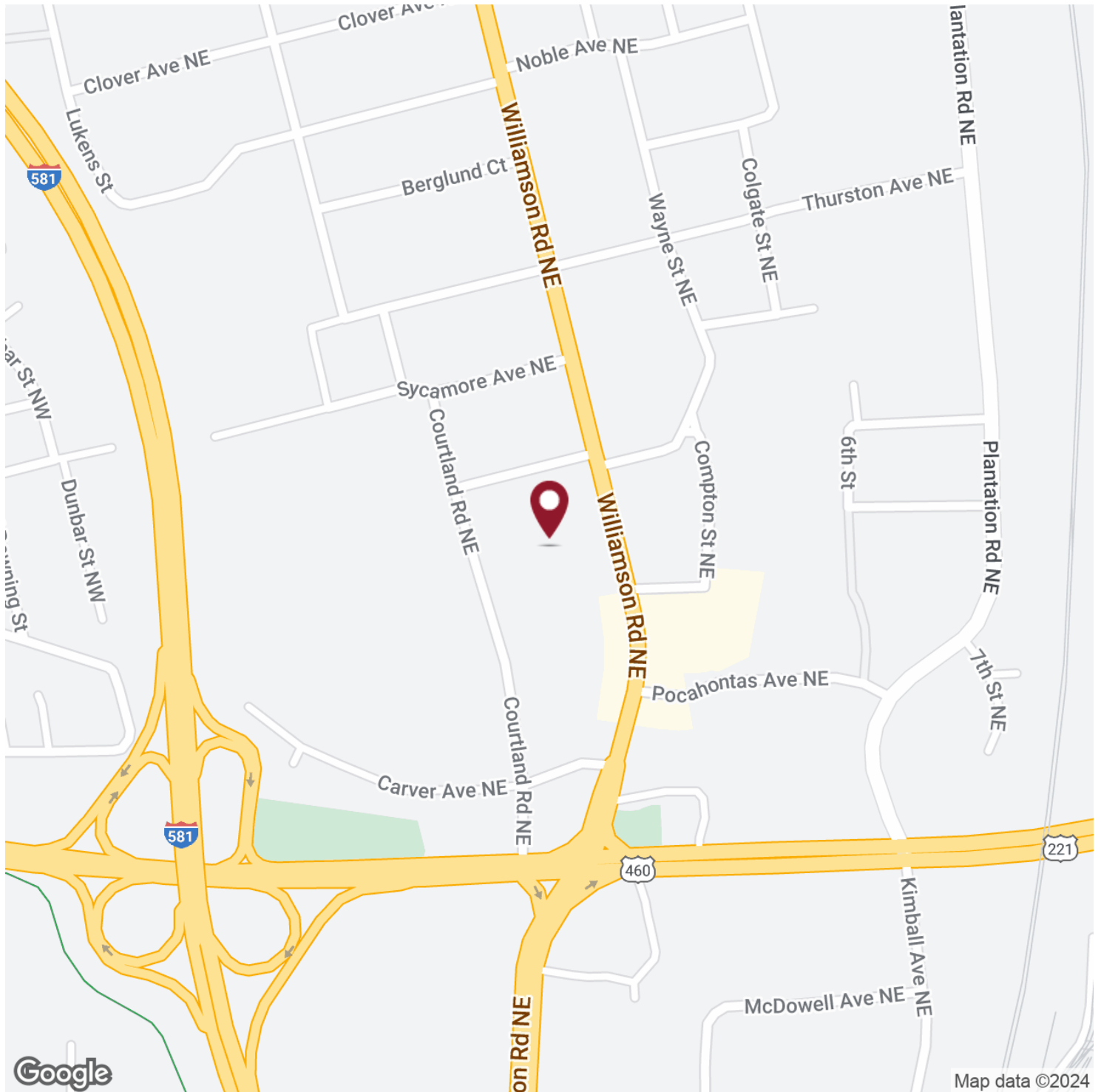
TRENT WEAVER
Sales And Leasing Associate
540.204.4935
tweaver@poecronk.com

BRYAN MUSSELWHITE, CCIM
Senior Vice President
540.855.3654
bmusselwhite@poecronk.com

STEPHEN PENDERGRASS
Vice President
540.855.3655
spendergrass@poecronk.com

1502 WILLIAMSON RD NE

1502 WILLIAMSON RD NE ROANOKE, VA 24012



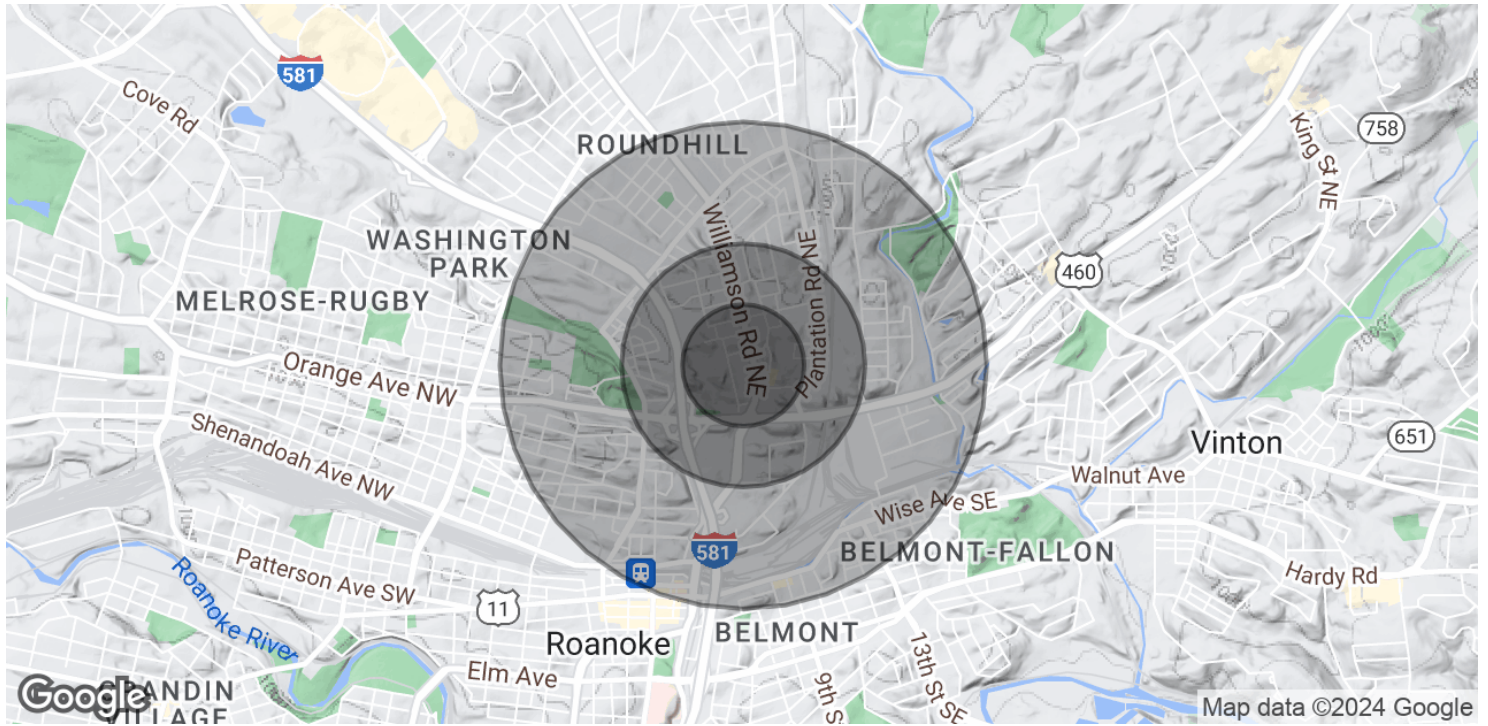
TRENT WEAVER
Sales And Leasing Associate
540.204.4935
tweaver@pocronk.com

BRYAN MUSSELWHITE, CCIM
Senior Vice President
540.855.3654
bmusselwhite@pocronk.com

STEPHEN PENDERGRASS
Vice President
540.855.3655
spendergrass@pocronk.com

1502 WILLIAMSON RD NE

1502 WILLIAMSON RD NE ROANOKE, VA 24012



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	657	2,022	8,204
Average Age	47.8	43.9	38.9
Average Age (Male)	46.9	40.6	34.8
Average Age (Female)	48.4	48.9	45.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	341	1,064	3,985
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$37,737	\$34,709	\$37,342
Average House Value	\$107,354	\$98,511	\$124,984

* Demographic data derived from 2020 ACS - US Census



TRENT WEAVER
Sales And Leasing Associate
540.204.4935
tweaver@pocronk.com

BRYAN MUSSELWHITE, CCIM
Senior Vice President
540.855.3654
bmusselwhite@pocronk.com

STEPHEN PENDERGRASS
Vice President
540.855.3655
spendergrass@pocronk.com