



SOUTH ROANOKE PROFESSIONAL OFFICE BUILDING

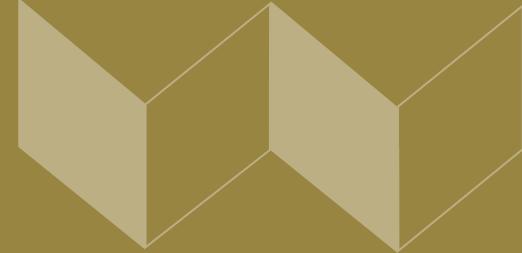
2118 Rosalind Ave SW, Roanoke, VA 24014

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Originally built and used as a medical office, 2118 Rosalind Avenue provides professional office space in an ideal South Roanoke location. The functional yet flexible floorplan will suit a variety of users. Featuring two conference rooms, a breakroom, a reception area and a central administrative core with a high-density mobile shelving system, the building has a full office build out. Paved parking lot for 28 vehicles and onsite monument signage.

Located in the prominent South Roanoke neighborhood, the building offers both prestige and convenience. The area is very walkable to restaurants and residences with great proximity to all Carilion and Roanoke Memorial Hospital facilities, as well as the main transportation routes of I-581 and US Route 220.

All information in this brochure is from sources deemed reliable but is not warranted.

PROPERTY HIGHLIGHTS

- Ideal for Medical or Professional Office
- Excellent Location
- Functional, Flexible Floorplan
- Abundant Parking to Support Square Footage

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	0.44 Acres
Building Size:	4,291 SF

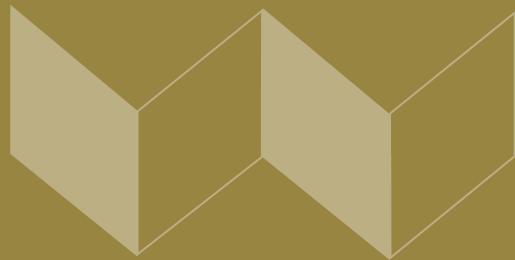
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Commercial Properties

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PHOTOS



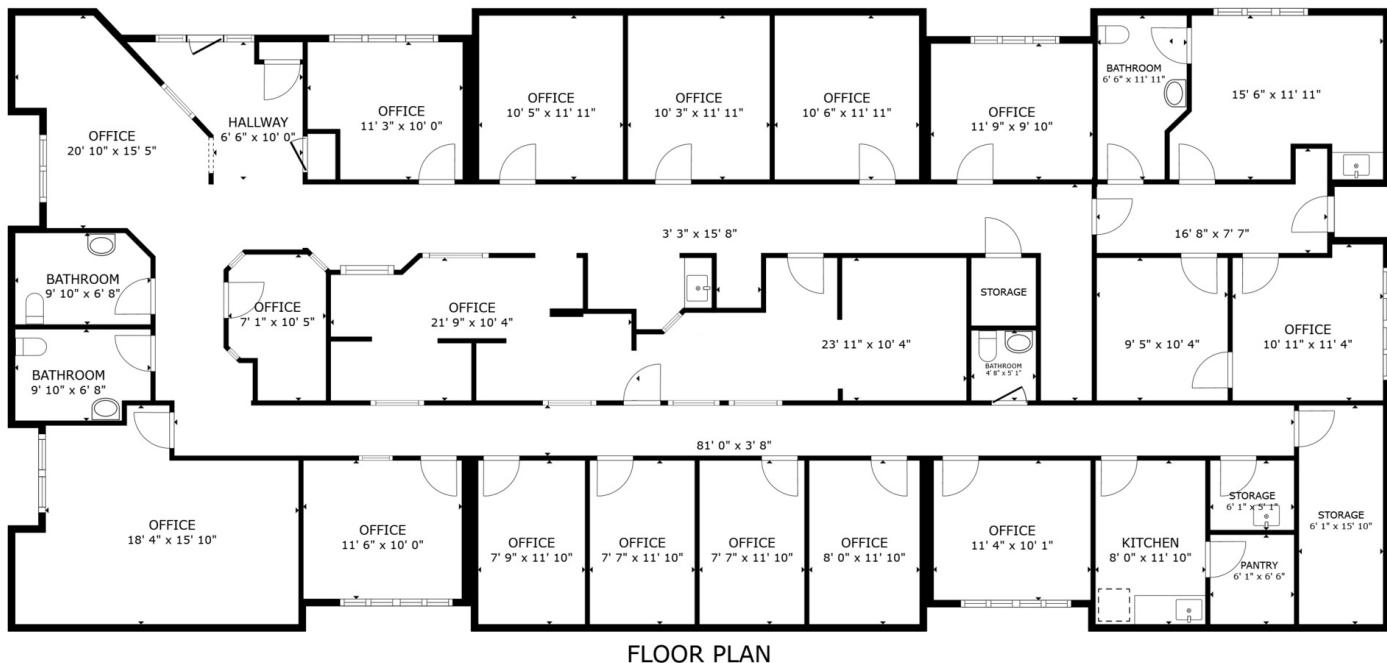
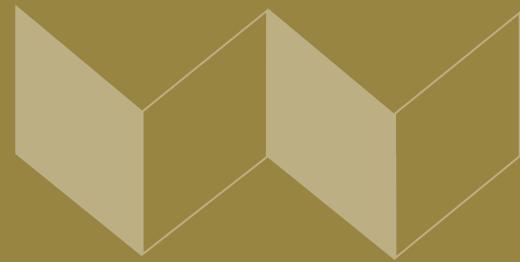
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FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 4,181 sq.ft.
TOTAL : 4,181 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



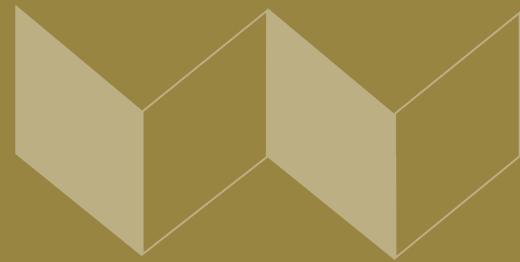
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AREA HIGHLIGHTS

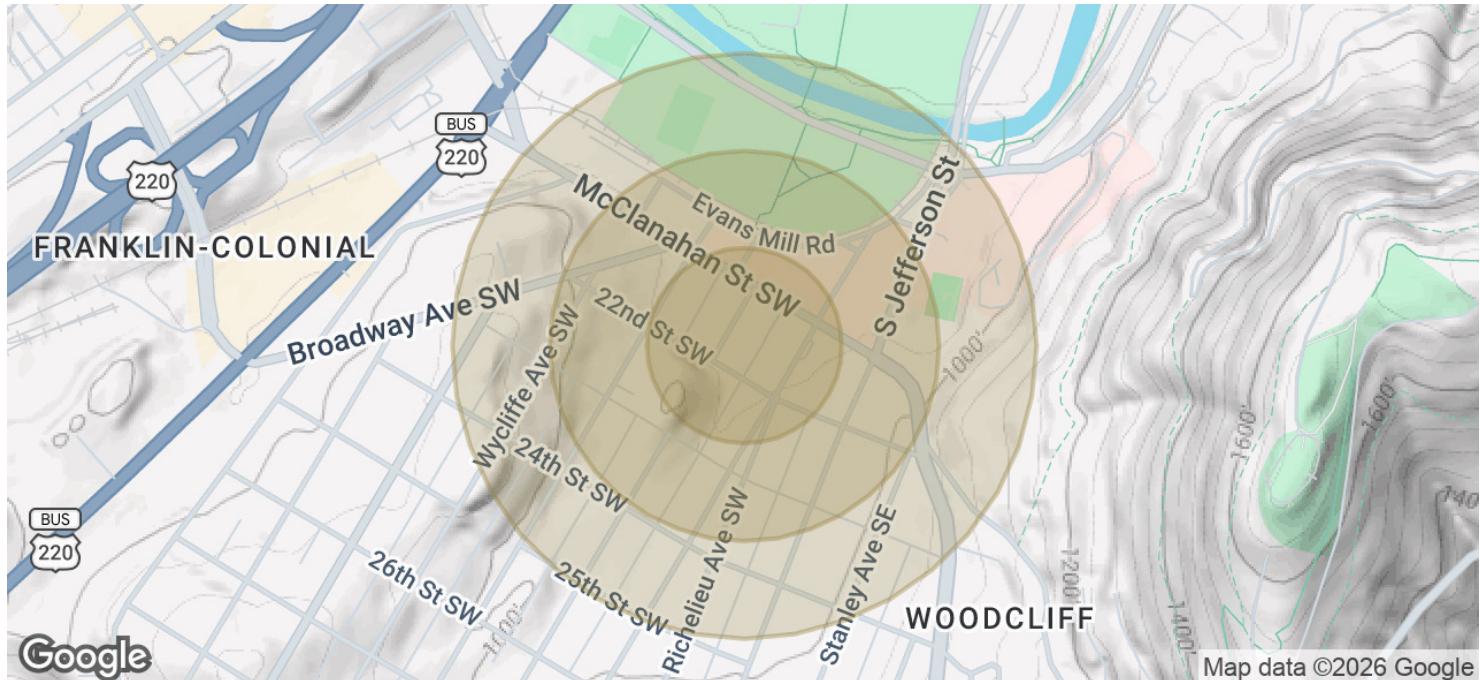
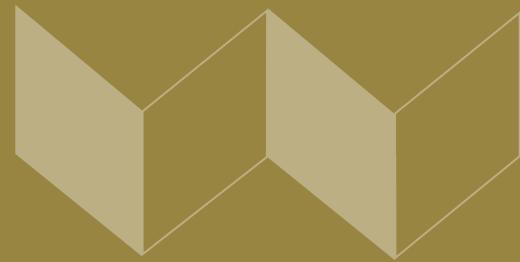


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DEMOGRAPHICS



POPULATION	0.1 MILES	0.2 MILES	0.3 MILES
Total Population	132	569	880
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	0.1 MILES	0.2 MILES	0.3 MILES
Total Households	67	272	432
# of Persons per HH	2	2.1	2
Average HH Income	\$158,769	\$155,566	\$156,426
Average House Value	\$416,172	\$486,395	\$459,107

Demographics data derived from AlphaMap

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