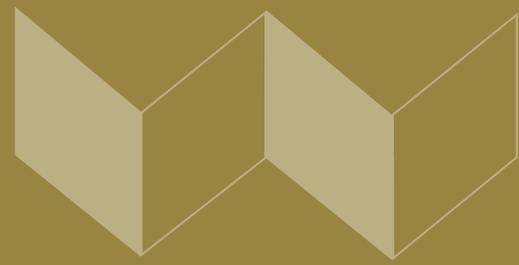


# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Now available for lease in Botetourt County, 40 Summers Way STE 201 is a lovely second floor office space with high ceilings and abundant natural light. Ample parking is available in a shared lot at the front of the building.

## LOCATION DESCRIPTION

The property is located at the entrance of the highly visible and well-established Summerfield Village just off Cloverdale Road (Alternate 220). Summerfield Village lies in close proximity to US 460 and I-81, is 20 minutes from Downtown Roanoke and just 10 minutes from both the heart of Daleville as well as the Hollins area.

## PROPERTY HIGHLIGHTS

- High ceilings
- Abundant Natural Light
- Excellent Location in Botetourt's Summerfield Village off Cloverdale Road (Alternative 220)

## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Available SF:	1,450 SF
Lot Size:	1.49 Acres
Building Size:	5,500 SF

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO

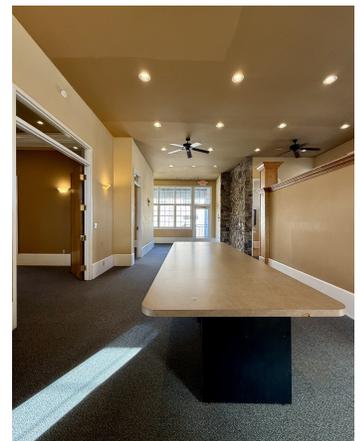
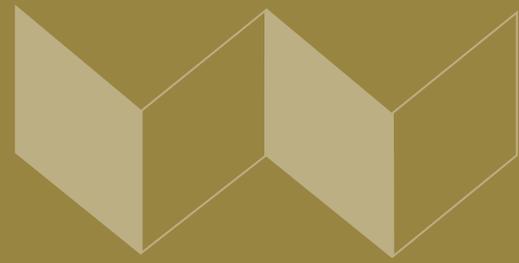
540.342.0881  
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO

540.342.8599  
mwaldvogel@waldvogelcommercial.com



# PHOTOS

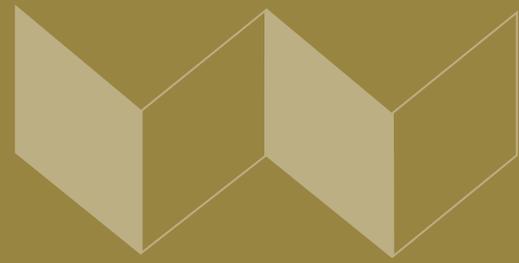


**KRISTA VANNOY, CCIM, SIOR**  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

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



# AREA PROXIMITY

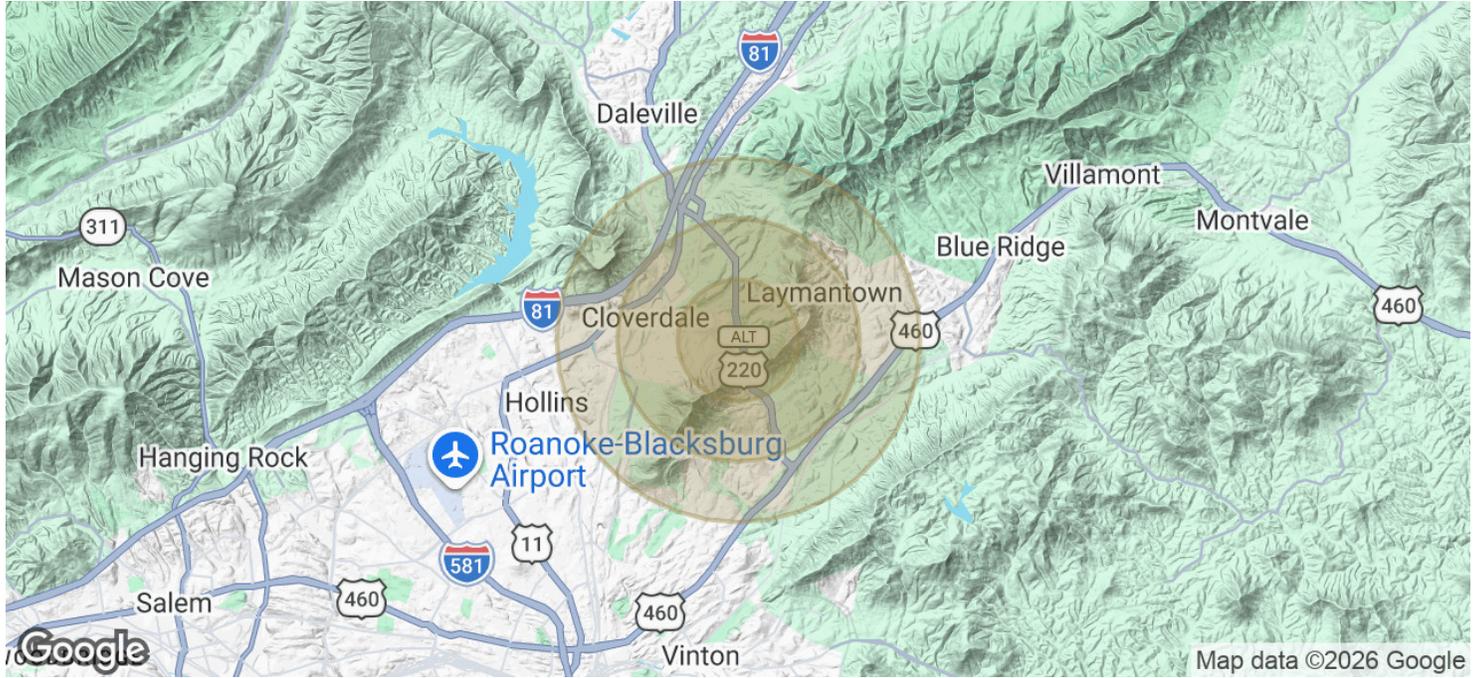
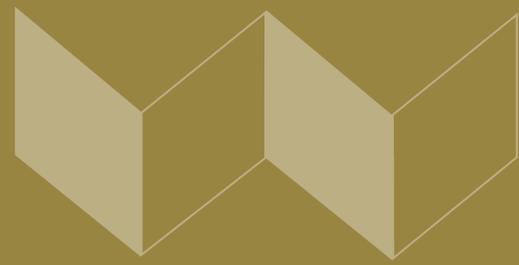


**KRISTA VANNOY, CCIM, SIOR**  
Vice President & COO  
540.342.0881  
kvannoy@waldvogelcommercial.com

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



# DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,222	9,059	17,422
Average Age	46	45	44
Average Age (Male)	45	43	44
Average Age (Female)	47	46	45
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	896	3,634	6,922
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$109,047	\$104,842	\$104,196
Average House Value	\$371,511	\$370,732	\$359,269

Demographics data derived from AlphaMap

**KRISTA VANNOY, CCIM, SIOR**  
Vice President & COO

540.342.0881  
kvannoy@waldvogelcommercial.com

**MICHAEL WALDVOGEL, CCIM, SIOR**  
President & CEO

540.342.8599  
mwaldvogel@waldvogelcommercial.com

