

SOUTH ROANOKE LOCATION WITH PARKING

301 MCCLANAHAN STREET SW ROANOKE, VA 24014



OFFERING SUMMARY

Available SF: 2,500 - 6,300 SF

Lease Rate: \$15.00 SF/yr (NNN)

Lot Size: 0.72 Acres

Building Size: 6,631 SF

Zoning: MX

Market: South Roanoke

PROPERTY OVERVIEW

Rare opportunity in South Roanoke neighborhood for an office, medical, or service location. Building was formerly a Wells Fargo bank branch and provides \pm 3,300 SF on two floors (total of 6,631) with 34 on-site parking spaces. First floor provides offices with a drive-thru if desired and the second floor office space was recently renovated and is ready for use. Property is excellently located near the main campus of Carilion Roanoke Memorial Hospital and Crystal Spring neighborhood. Quick access to nearby I-581 and US 220, as well as all of South Roanoke. Redevelopment and Build-to-Suit options available.

PROPERTY HIGHLIGHTS

- Excellent Location and Visibility
- 34 On-Site Parking Spaces
- Multiple Ingress/Egress Points
- Located near Carilion Hospital

**MATT HUFF, CCIM**

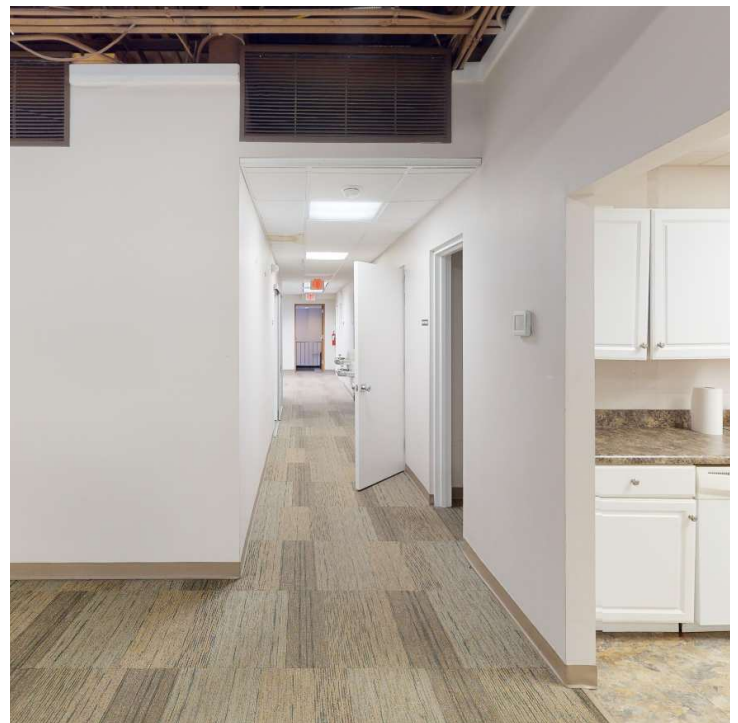
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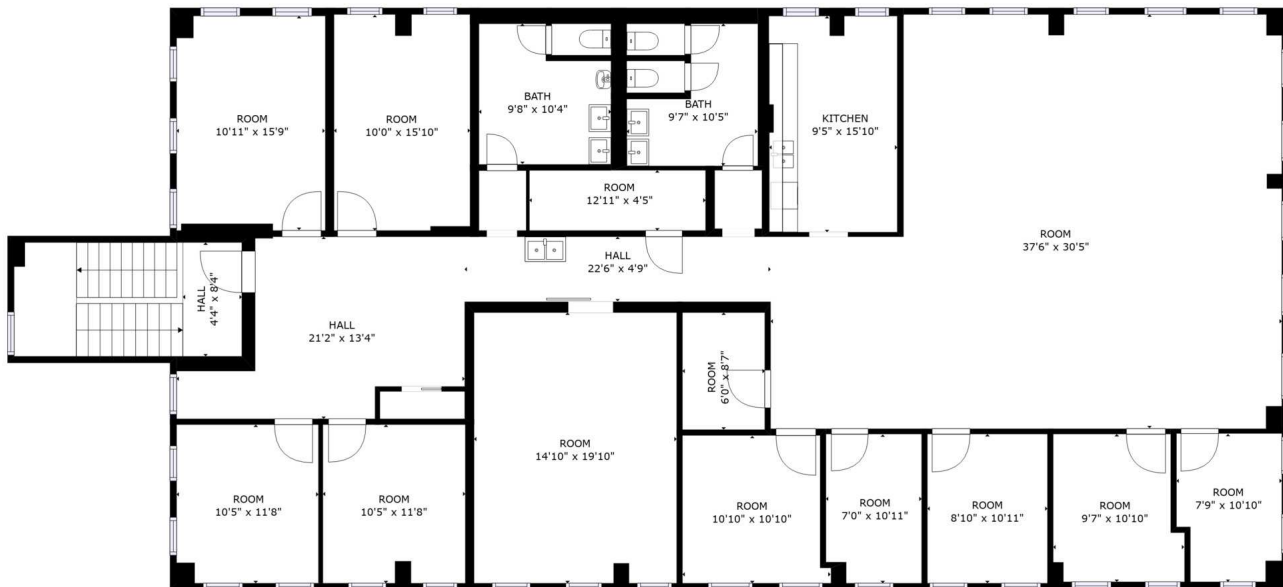
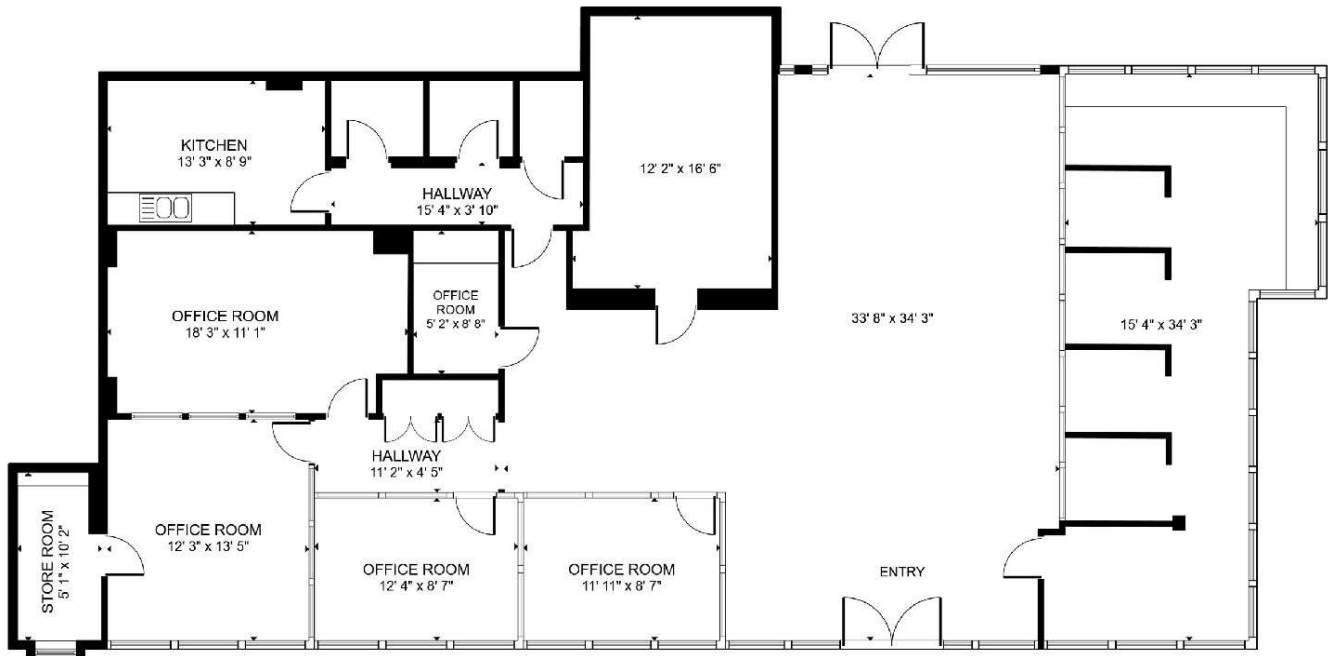


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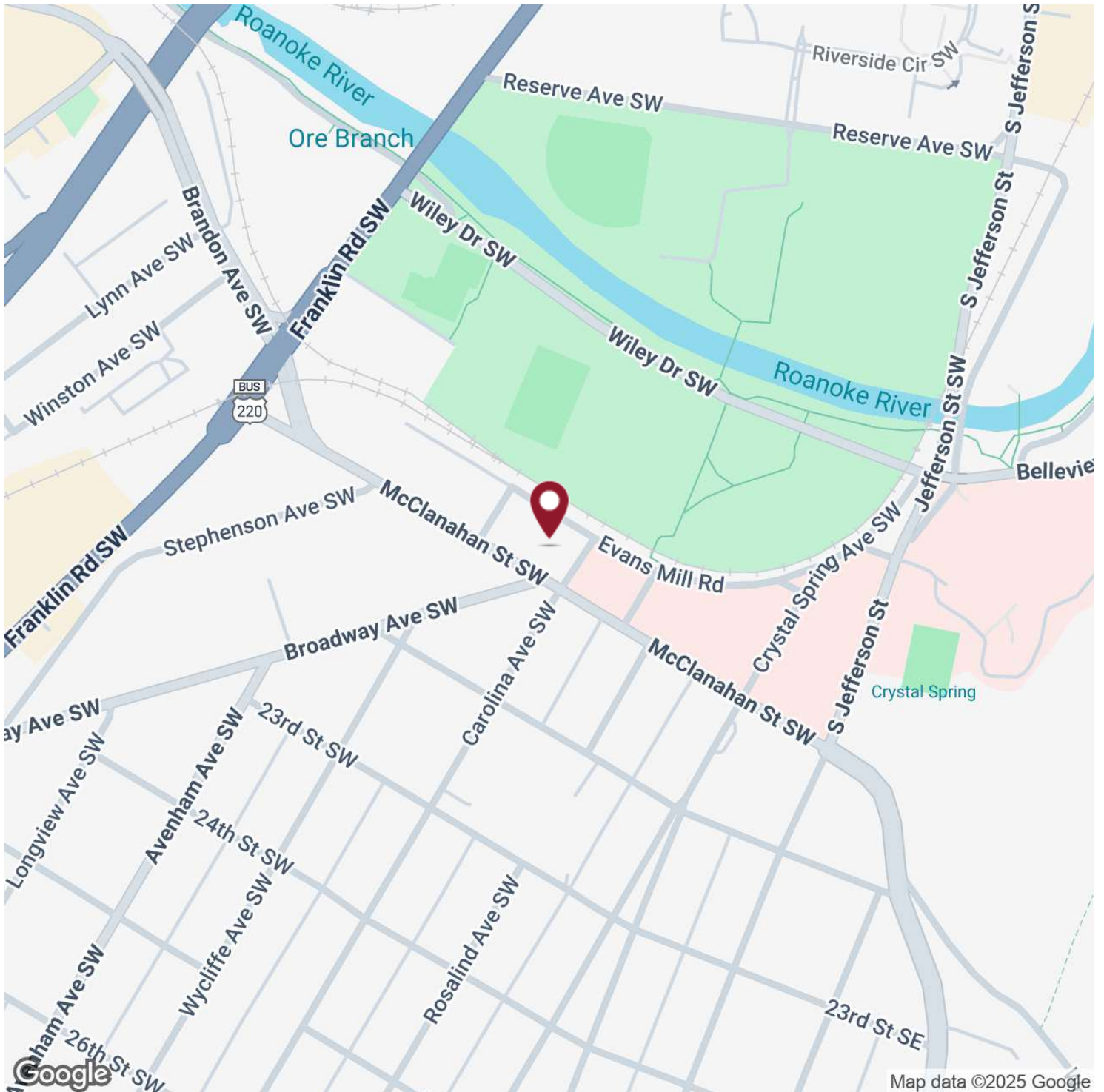
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FLOOR 1

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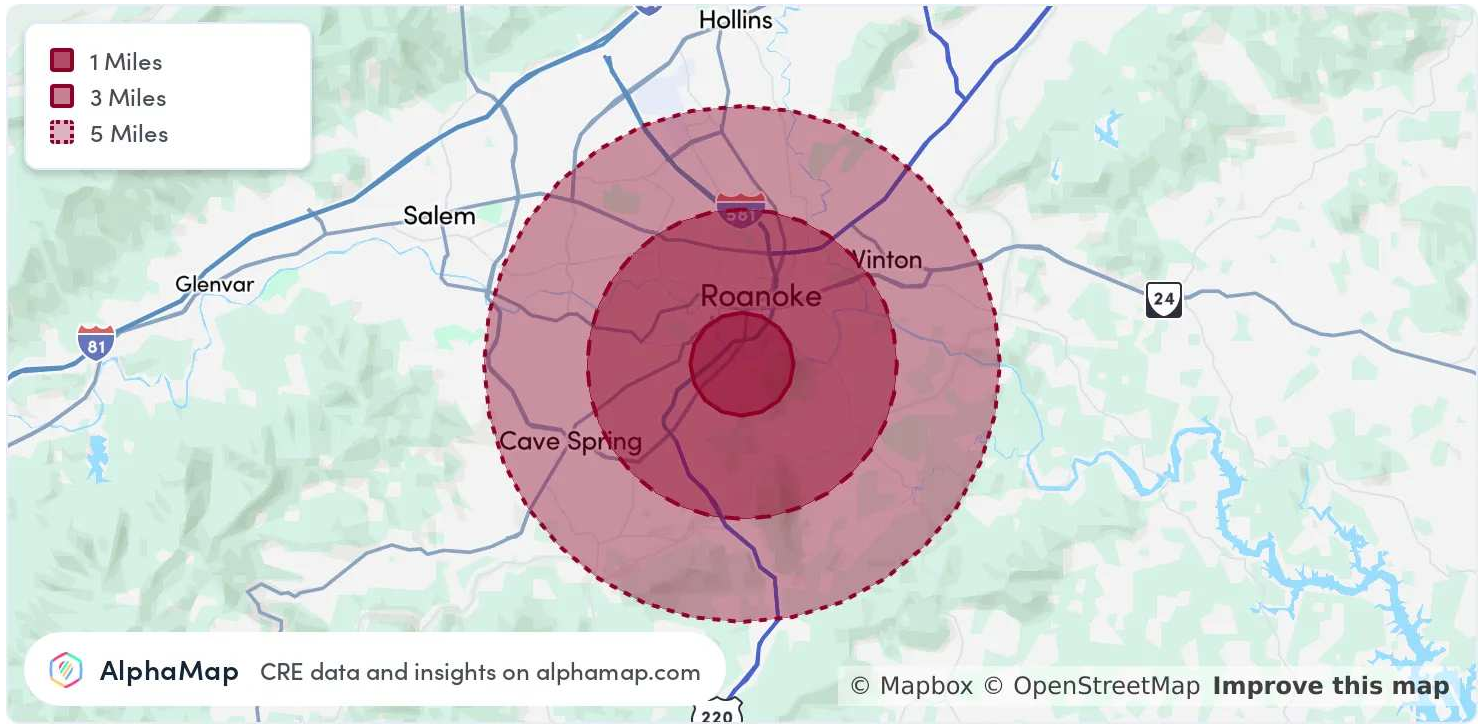
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,418 | 61,574 | 137,366 |
| Average Age | 43 | 41 | 42 |
| Average Age (Male) | 42 | 40 | 41 |
| Average Age (Female) | 43 | 42 | 43 |

HOUSEHOLD & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,385 | 28,289 | 60,905 |
| Persons per HH | 1.9 | 2.2 | 2.3 |
| Average HH Income | \$100,024 | \$80,139 | \$79,476 |
| Average House Value | \$402,775 | \$291,307 | \$276,610 |
| Per Capita Income | \$52,644 | \$36,426 | \$34,554 |

Map and demographics data derived from AlphaMap



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