

CLASS A OFFICE + WAREHOUSE

442 RUTHERFORD AVE NE ROANOKE, VA 24016



OFFERING SUMMARY

Available SF:	15,317 SF
Lease Rate:	\$13.50 SF/yr (NNN)
Lot Size:	0.9 Acres
Building Size:	30,635 SF
Renovated:	2019
Zoning:	CG

PROPERTY OVERVIEW

Offered by Matt Huff, CCIM, SIOR at Poe & Cronk Real Estate Group.

The property is conveniently located just outside Downtown Roanoke, with quick and easy access to all regional areas via adjacent I-581 and Rt. 460 (Orange Ave). Public transportation also serves the site with nearby Valley Metro access points.

Property is also available for sale at \$3,790,000.00.

PROPERTY HIGHLIGHTS

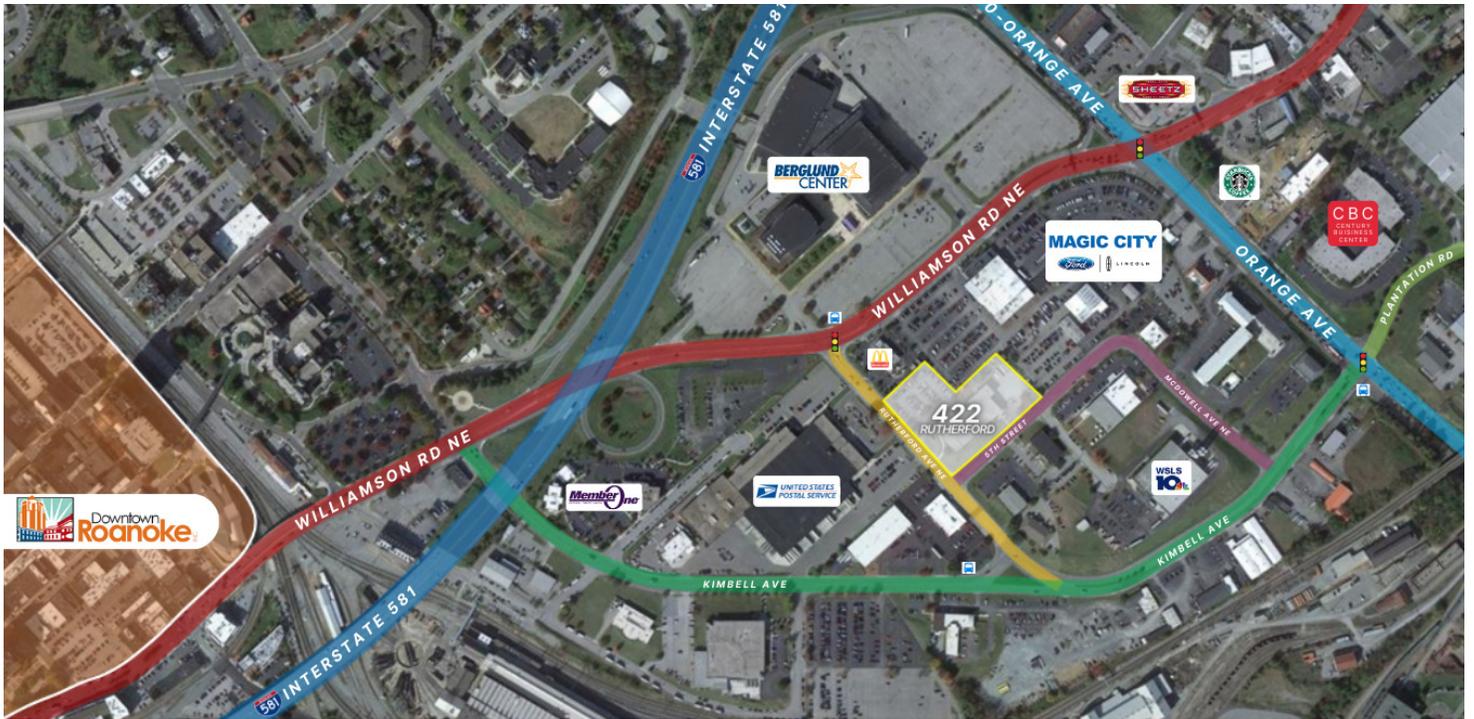
- Prestige Building
- Premiere Location and Property Condition
- Abundant On-Site Parking



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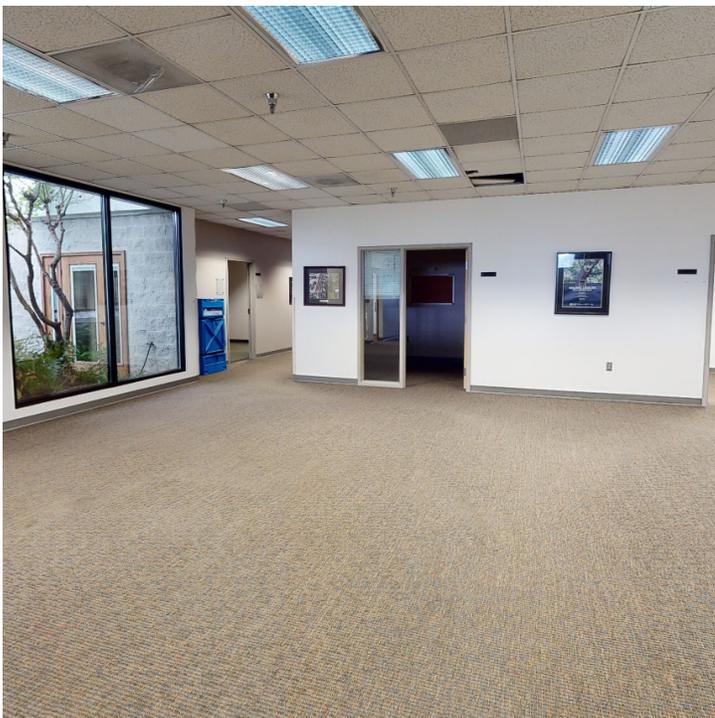
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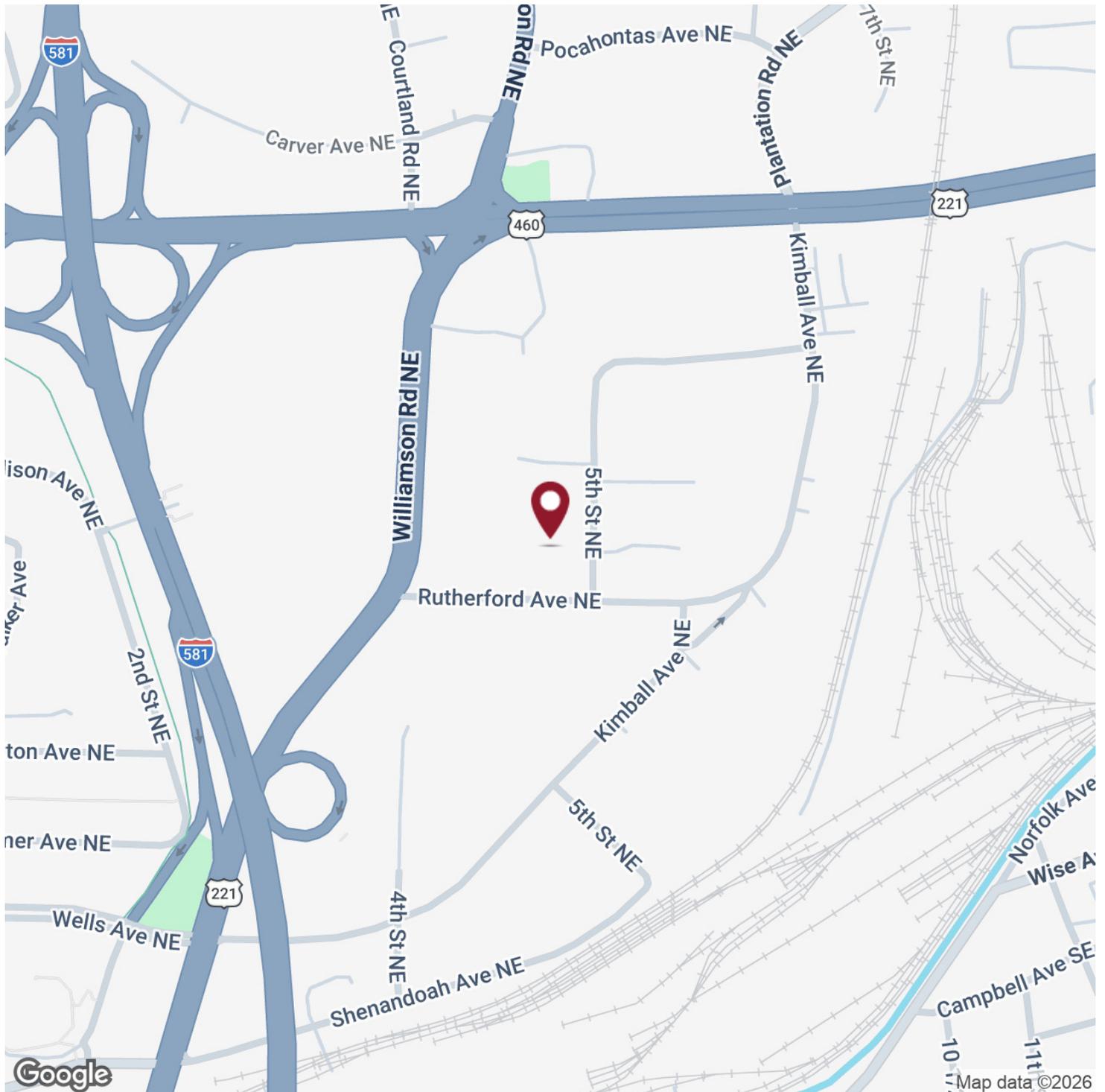
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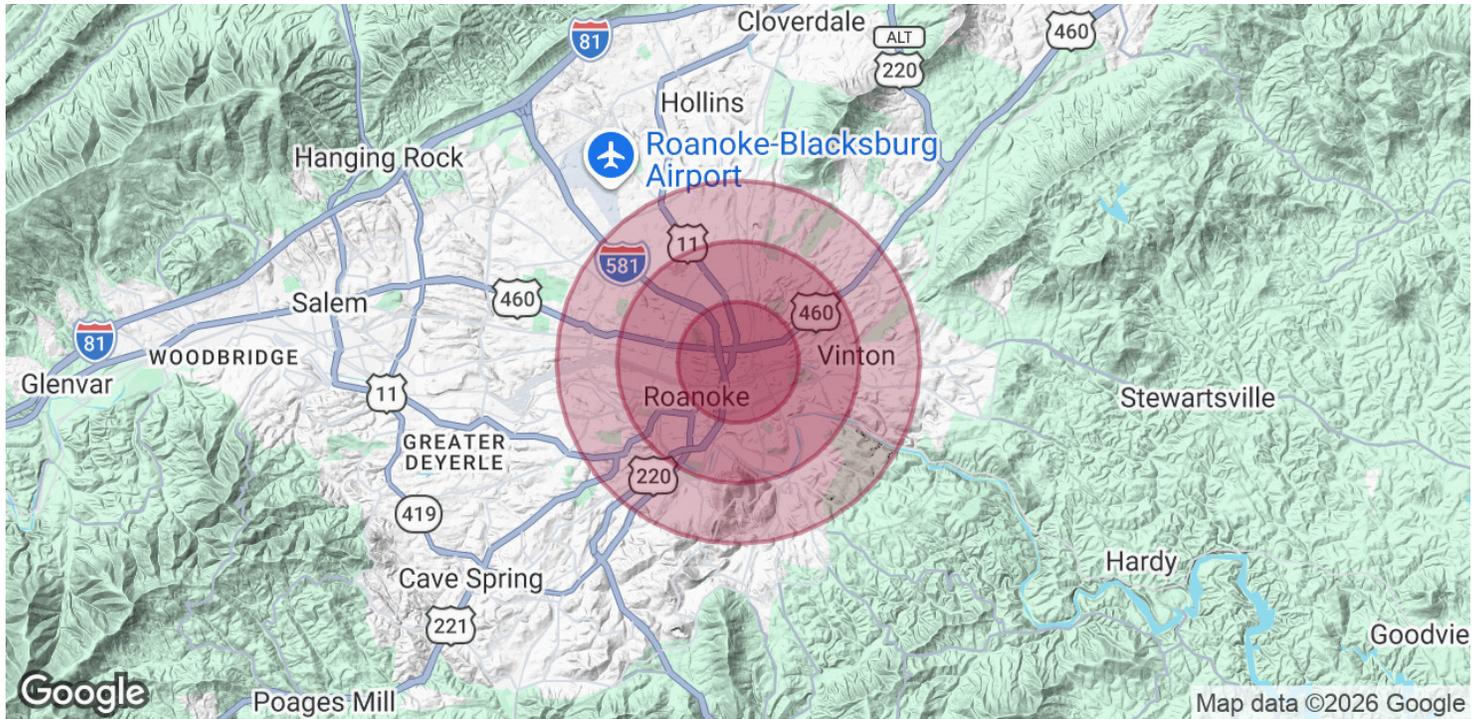
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	9,658	34,354	69,612
Average Age	36.8	36.8	37.3
Average Age (Male)	34.3	34.7	36.1
Average Age (Female)	43.0	39.3	39.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,686	16,883	34,052
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$44,236	\$46,564	\$53,110
Average House Value	\$175,358	\$150,524	\$159,119

2020 American Community Survey (ACS)



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