

## 2774 ELECTRIC ROAD SOUTHWEST - SUITE C

2774 ELECTRIC ROAD SOUTHWEST ROANOKE, VA 24014



## OFFERING SUMMARY

Sale Price:	\$199,950
Year Built:	2004
Condo Size:	1,205 SF
Zoning:	C-1
Market:	Roanoke
Submarket:	Cave Spring, Salem
Price / SF:	\$165.93

## PROPERTY OVERVIEW

Office condo unit for sale in McVitty Executive Center—2774 Electric Rd STE C, Roanoke, VA 24018. This professional space features a reception area, three private offices, 2 restrooms, storage room, and kitchenette. Built in 2004, the unit offers a brick exterior, ample parking, and a convenient location along Electric Road (Route 419). Perfect for medical, legal, or other professional use.

\*This listing is for an individual condo unit, not the entire building\*

## PROPERTY HIGHLIGHTS

- Reception, 3 Offices, 2 Restrooms, & Kitchenette
- Ample Parking & Well-Maintained Brick Exterior
- Located on busy Electric Road (Route 419) in SW Roanoke



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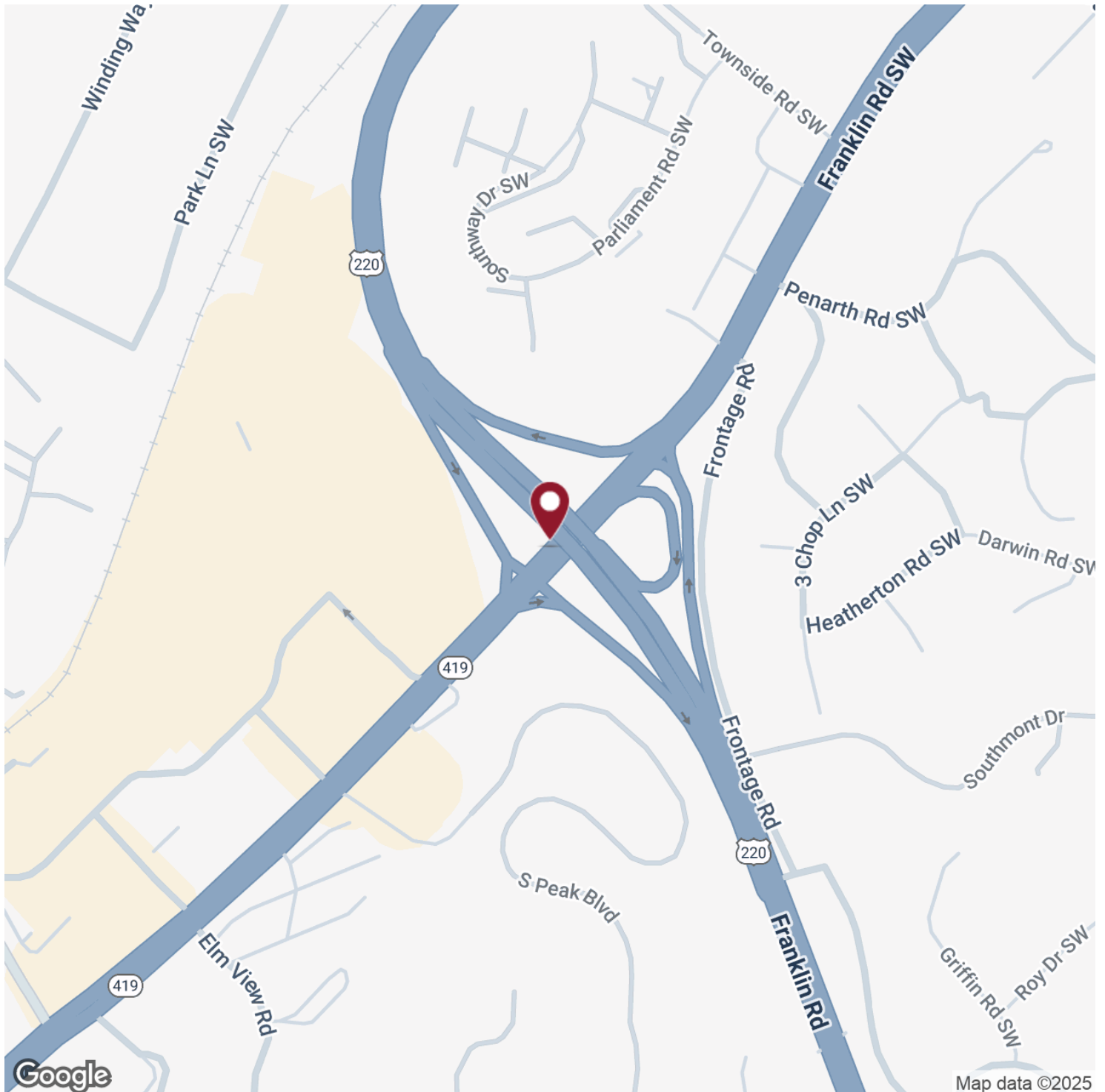
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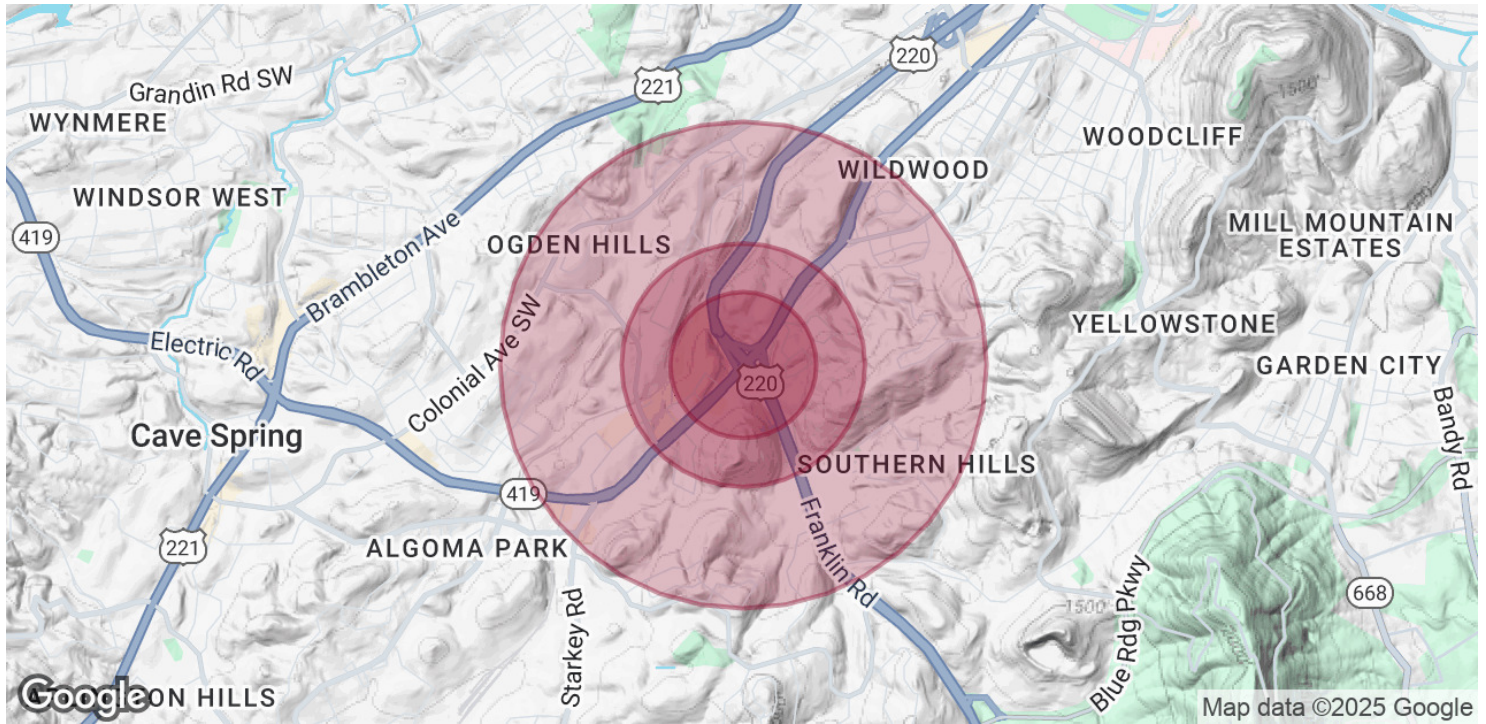
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## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Population	209	1,241	7,040
Average Age	52	52	46
Average Age (Male)	49	48	44
Average Age (Female)	55	54	48

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	111	617	3,341
# of Persons per HH	1.9	2	2.1
Average HH Income	\$89,540	\$108,791	\$110,469
Average House Value	\$483,807	\$448,444	\$407,883

Demographics data derived from AlphaMap



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