

OPEN SPACIOUS FLEX OFFICE W/ PARKING

306 6TH ST SW ROANOKE, VA 24016



OFFERING SUMMARY

Available SF:	4,453 SF
Lease Rate:	\$10.50 SF/yr (MG)
Year Built:	1925
Building Size:	4,453 SF
Renovated:	2016
Zoning:	I-1

PROPERTY OVERVIEW

Presented for lease by Stephen Pendergrass of Poe & Cronk Real Estate Group – 306 6th Street - offers well maintained office/industrial space at an affordable price. The available space is located on the ground floor and measures 4,453 square feet. The interior is split between renovated office space and open warehouse with high ceilings and concrete floors. The industrial zoning designation allows for multiple uses. The layout is perfect for an office user that needs a clean & secure area for warehousing and industrial applications.

The location is convenient to downtown and the Grandin Village. Several amenities are walkable including nearby breweries, the Jefferson Center, and restaurants.

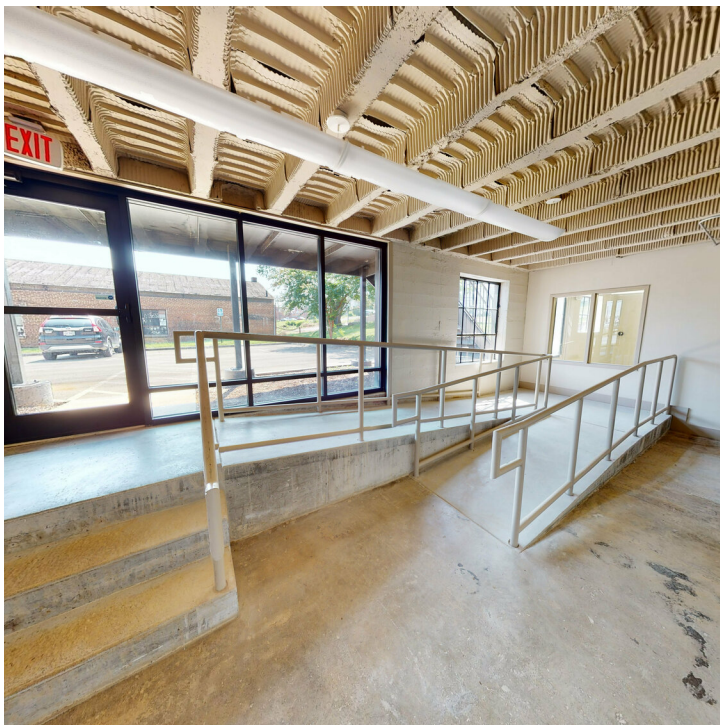


STEPHEN PENDERGRASS

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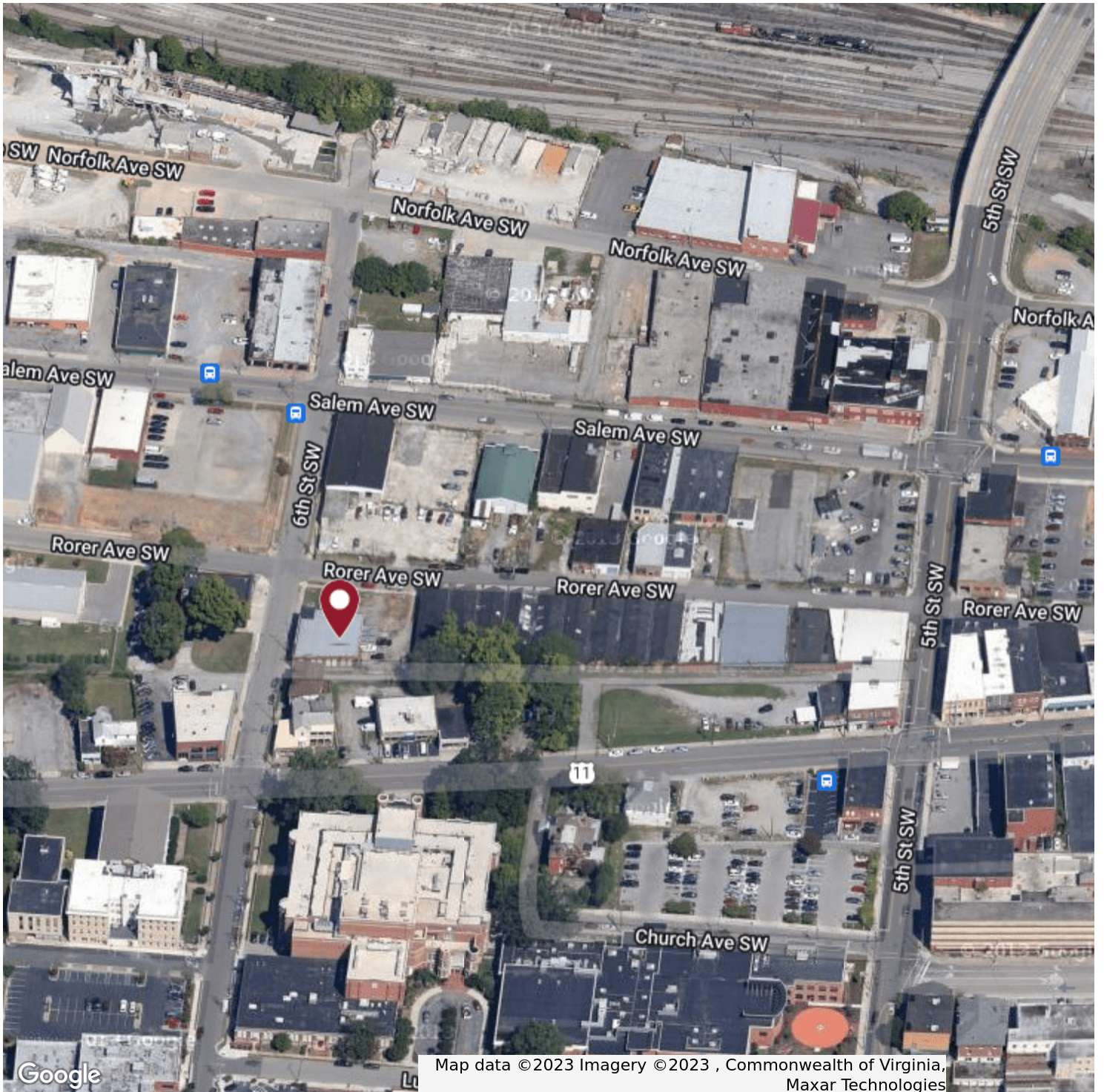
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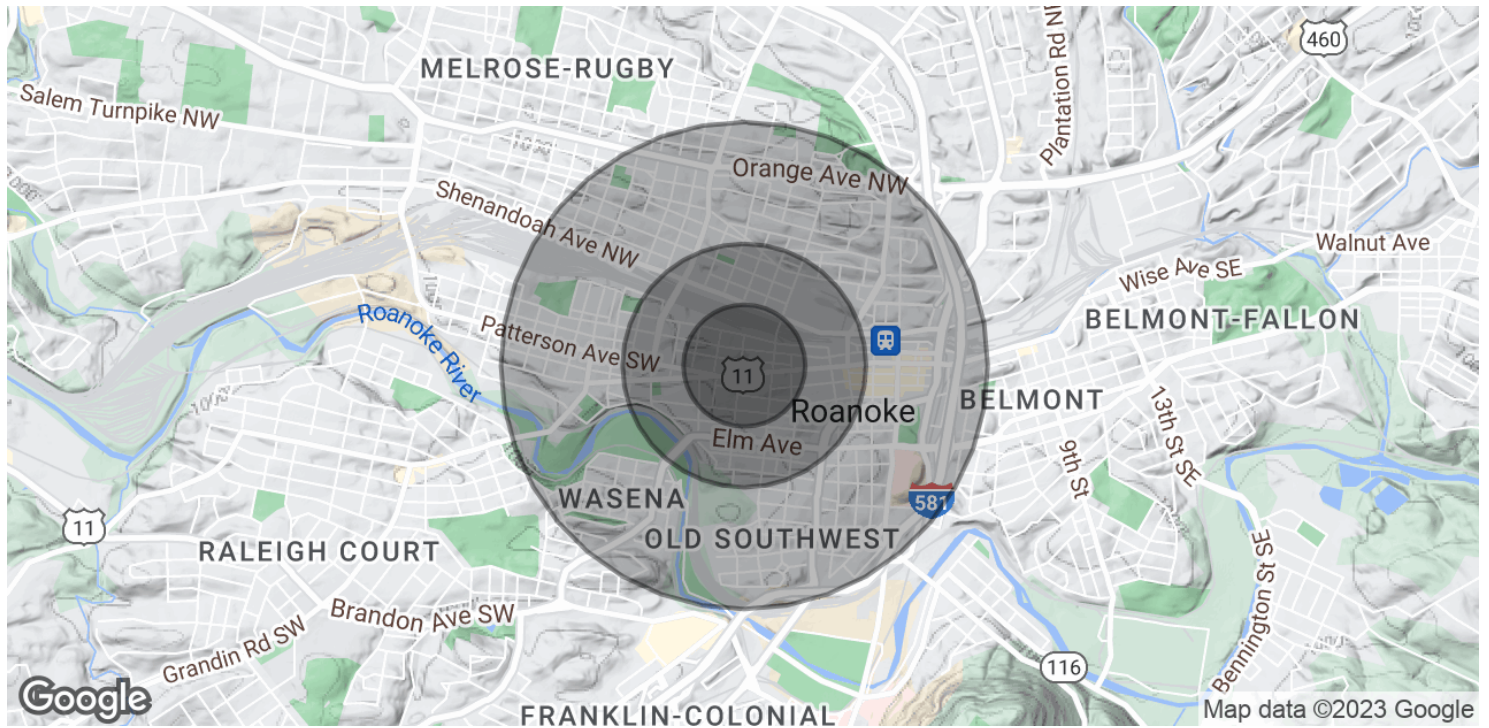


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**POPULATION**

	0.25 MILES	0.5 MILES	1 MILE
Total Population	763	3,365	10,664
Average Age	35.7	36.7	34.8
Average Age (Male)	37.1	35.5	32.9
Average Age (Female)	34.6	38.3	37.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	501	2,152	6,043
# of Persons per HH	1.5	1.6	1.8
Average HH Income	\$52,429	\$46,717	\$47,736
Average House Value	\$298,963	\$245,857	\$224,062

* Demographic data derived from 2020 ACS - US Census

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