

FOR SALE

Prime Commercial Retail/Office
Building in Heart of Roanoke

PROPERTY
Storefront Retail/Office Roanoke

LOCATION
409 N Oak St., Roanoke, TX 76262



Class "A" Roanoke Retail/Office Building For Sale

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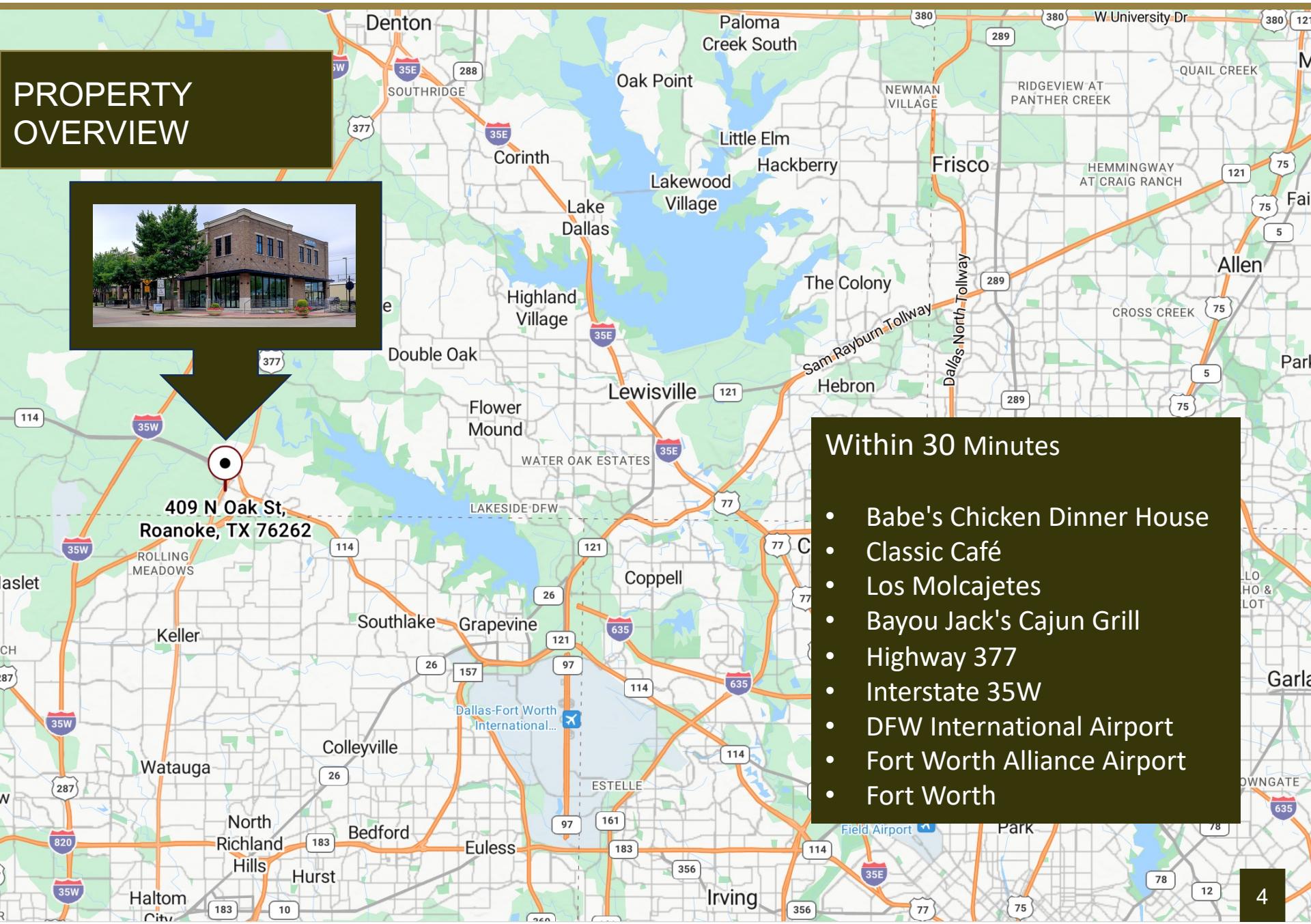
PROPERTY HIGHLIGHTS

- SF Available Owner Occupy – 3,763 sq ft.
- Class “A” High-Quality Retail/Office Building
- Centrally Located Retail/Office Building in Heart of Roanoke
- Suite 200: 2,356 SF Leased Suite 210: 1,407 SF = 3,763 SF Owner Occupy
- Move in Ready! Available Now.
- Great Mix of Retail, Medical and Professional Tenants in the Heart of Roanoke
- Building Signage Available
- Highly Desirable Location with Excellent Residential Demographics
- Minutes from Restaurants, Retail and Roanoke Old Town and City Hall
- Strategically positioned, easy access to major highways Hwy 377, Hwy 170, Hwy 114, and I-35, as well as a short commute to DFW.



PROPERTY HIGHLIGHTS	
Address	409 N Oak St Roanoke, TX 76262
Year Built	2016
Stories	Two
Building Class	"A" Retail/Office Building
Building Rentable SF	13,987.SF
Rent Rate	\$26.00 to \$30.00/SF + NNN
Suites	Suite 200 & 210 – 3,763 SF FOR OWNER TO OCCUPY
Zoning	Retail/Medical/Office Zoning
Excellent Demographics	Primed to serve Roanoke's affluent, rapidly growing community with households within two miles boasting an average income of \$146,080/year
Parking	Two Private Parking Lots providing 54 Spaces (3.86 Spaces per 1,000 SF Leased)
Great Location	The hard corner Retail/Office building has superb visibility and location on Oak Street with 169 feet of frontage on Oak Street

PROPERTY OVERVIEW

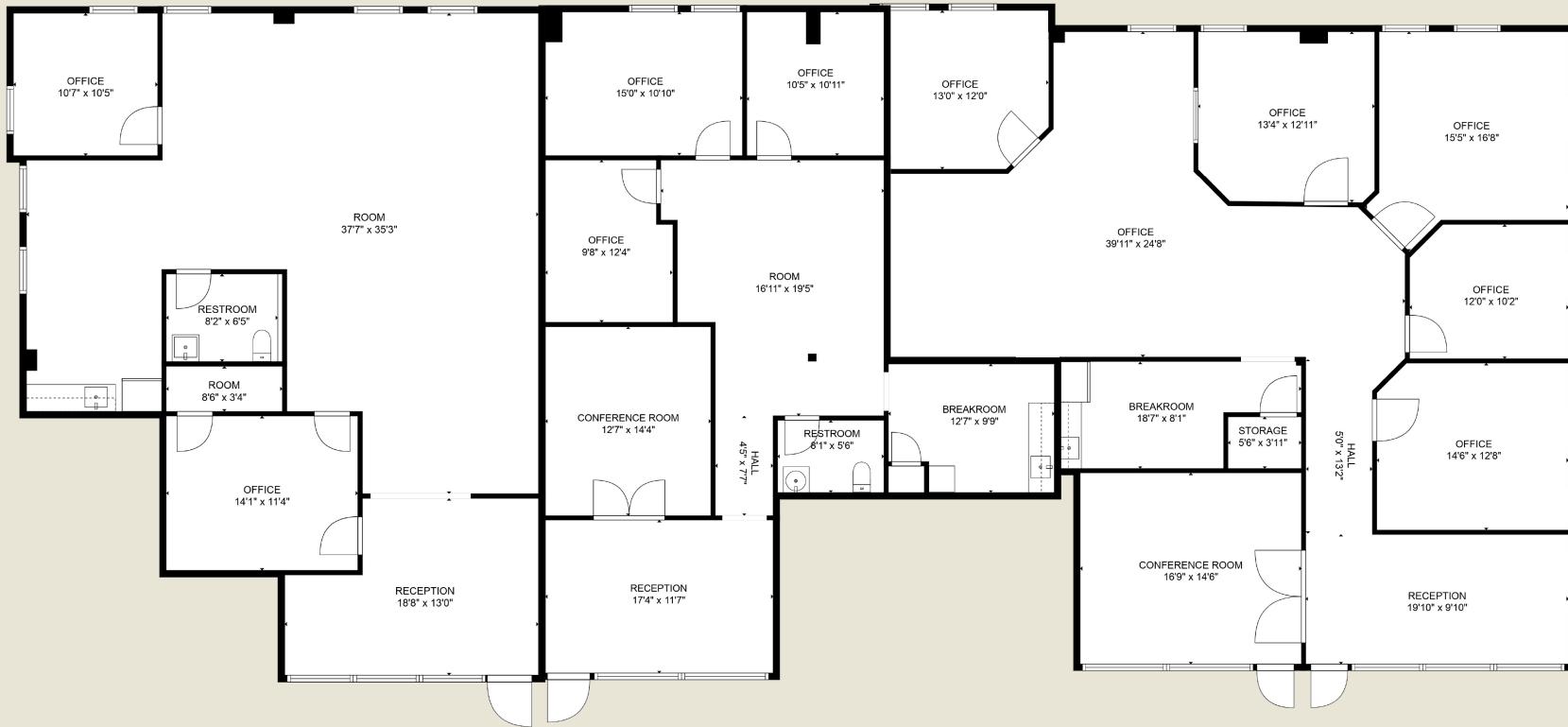


Within 30 Minutes

- Babe's Chicken Dinner House
- Classic Café
- Los Molcajetes
- Bayou Jack's Cajun Grill
- Highway 377
- Interstate 35W
- DFW International Airport
- Fort Worth Alliance Airport
- Fort Worth

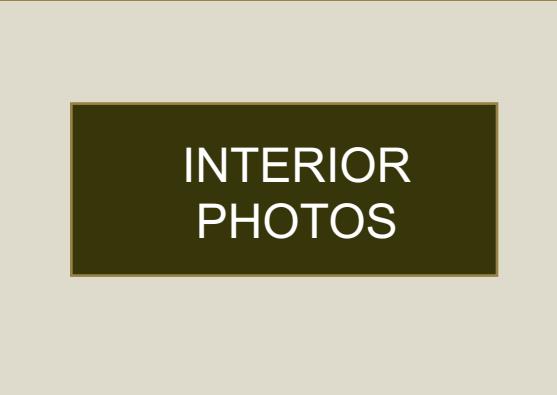






**LEASED
SUITE 220**

**SUITE 210 & SUITE 200
OWNER OCCUPY**



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