

# 65 SHENANDOAH AVENUE

65 SHENANDOAH AVENUE DALEVILLE, VA 24083



## OFFERING SUMMARY

**Available SF:** 1,680 SF

**Lease Rate:** \$22.00 SF/yr (MG)

**Building Size:** 20,000 SF

## PROPERTY OVERVIEW

Presented for lease by Stephen Pendergrass & Thom Hubbard of Poe & Cronk Real Estate Group - 65 Shenandoah - is a multi-tenant professional office building. Current availability is 1,680 RSF of medical office space. This second level space is serviced by an elevator. Several exam rooms are plumbed and could be used for various different uses. The space is move-in ready.

The Daleville Town Center is a pedestrian-friendly and lifestyle-oriented community located in one of the regions most desirable areas. Nestled in the Blue Ridge Mountains, the DTC is a destination for living, working, shopping and recreation.

Current businesses on the grounds include the newly opened YMCA Hampton Inn, Bank of Botetourt, Lewis Gale, Little Green Hive Coffee, Town Center Tap House, Rodeo Chico and Member One FCU.



### STEPHEN PENDERGRASS

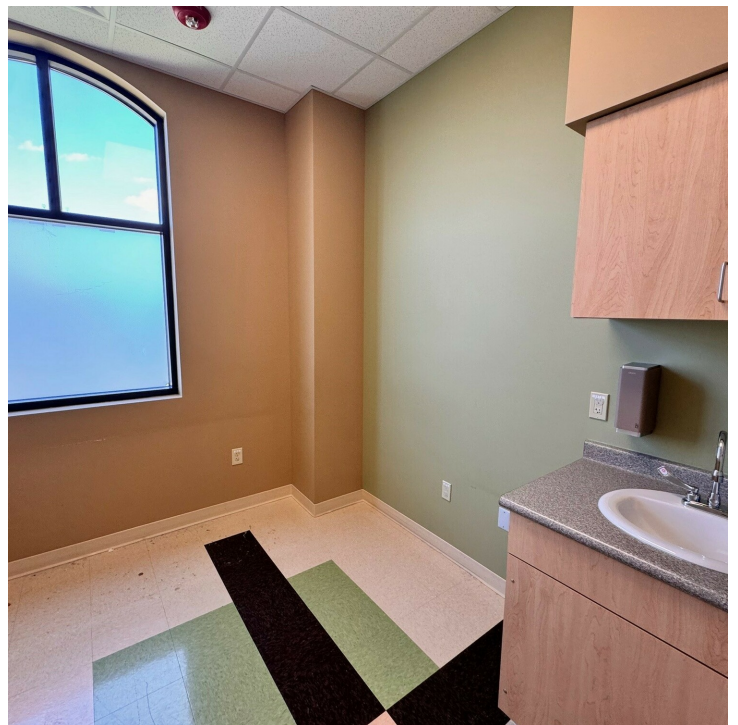
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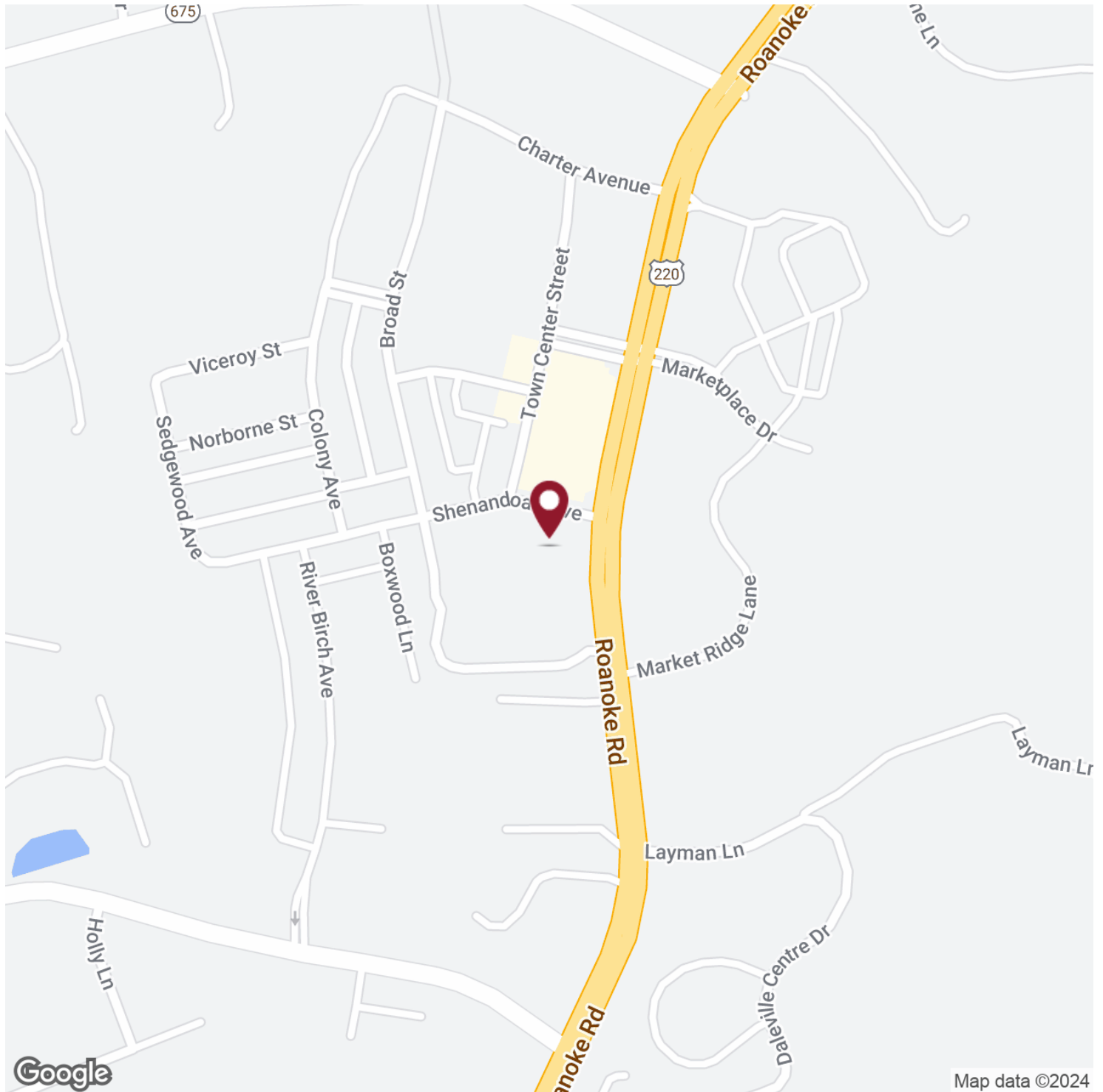
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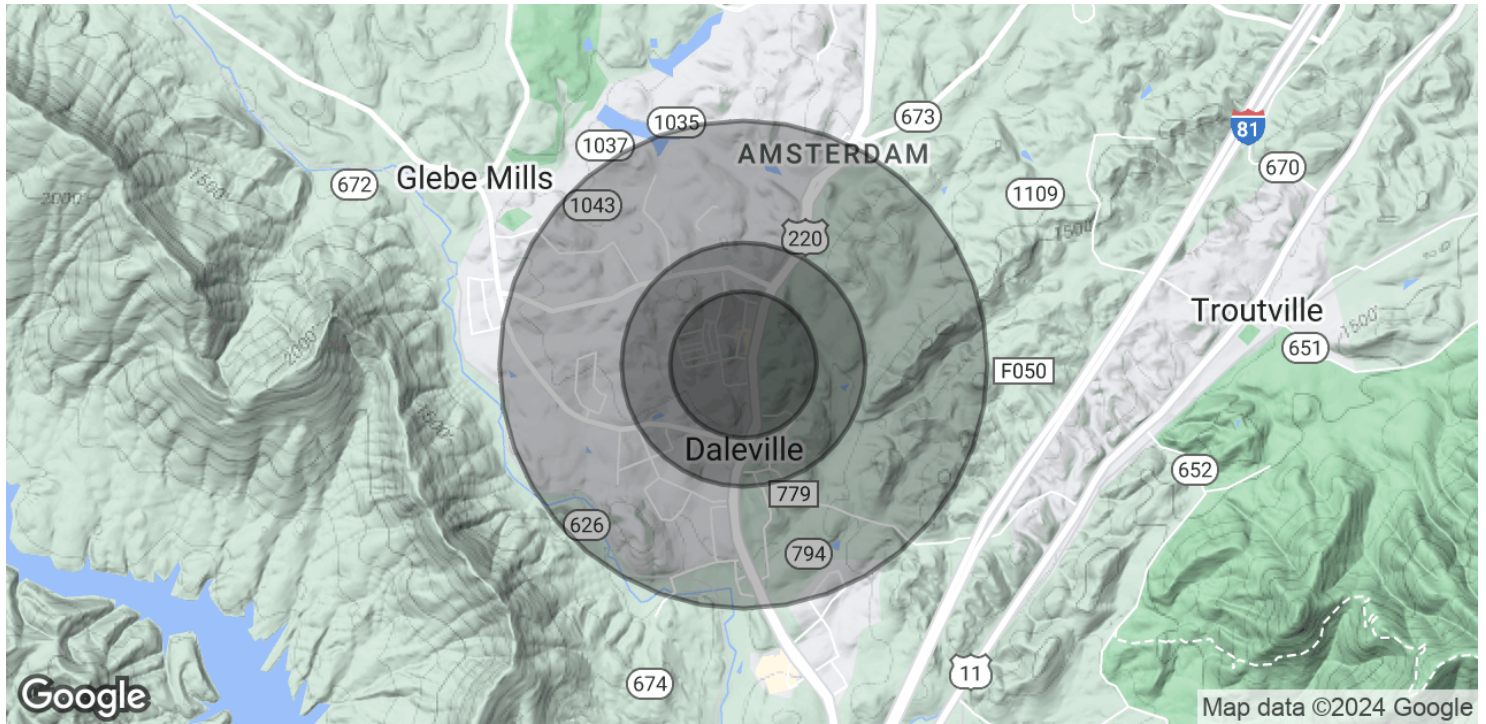
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	307	734	2,130
Average Age	52	52	51
Average Age (Male)	50	49	49
Average Age (Female)	55	53	52

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	134	313	895
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$159,459	\$153,081	\$148,440
Average House Value	\$512,541	\$478,759	\$460,267

Demographics data derived from AlphaMap



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