



Investors
REAL ESTATE PARTNERS

FOR LEASE

1 Market Square SE, Roanoke, VA

HARTSOOK

INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



Investors
REAL ESTATE PARTNERS

BRYAN MUSSELWHITE, CCIM, SIOR
SENIOR VICE PRESIDENT
540.314.7796
BRYAN@INVESTORSREP.COM



Built in 1896 by developer Thomas Everhart Benton Hartsook, the Hartsook Building stands at the heart of Roanoke's historic Market Square – one of the city's original commercial anchors dating to 1884.

Over more than a century, the building has served as office, residence, pharmacy, retail shop, and restaurant. Adapting with each era while remaining a fixture of downtown life.

Notable tenants have included Turner Drug Store (est. 1924), whose iconic corner signage became a local landmark, and long-standing neighborhood establishments such as The Gift Niche and Ernie's.

Today, the Hartsook represents rare continuity: historic character, proven retail viability, and a prominent corner presence in Roanoke's most established pedestrian district.

INVESTORS REAL ESTATE PARTNERS | [INVESTORSREP.COM](https://investorsrep.com)



OFFERING SUMMARY

HARTSOOK BUILDING - 1 MARKET SQUARE SE, ROANOKE, VA 24011

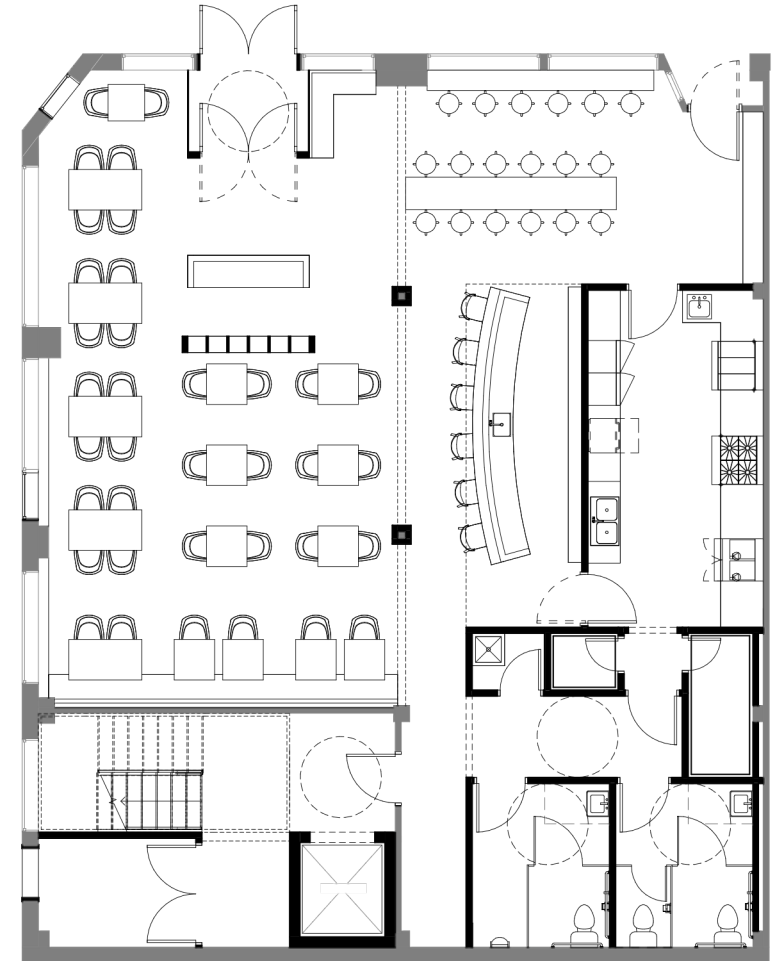
Lease Rate:	\$20
Lease Type:	NNN
Square Feet:	±2,250
Zoning:	D

LOCATED AT THE INTERSECTION OF HERITAGE AND GROWTH

- Prime Corner Frontage in Market Square
- Strong Pedestrian & Vehicular Visibility
- Historic Character with Adaptable Interior Footprint
- Approximately 2,200–2,250 Gross SF
- Dual-Entry Access
- Established Retail/Restaurant Zoning History
- Adaptable Layout for Retail, Restaurant, or Service Use
- Conceptual Planning Studies Demonstrate Efficient Service Zone Placement

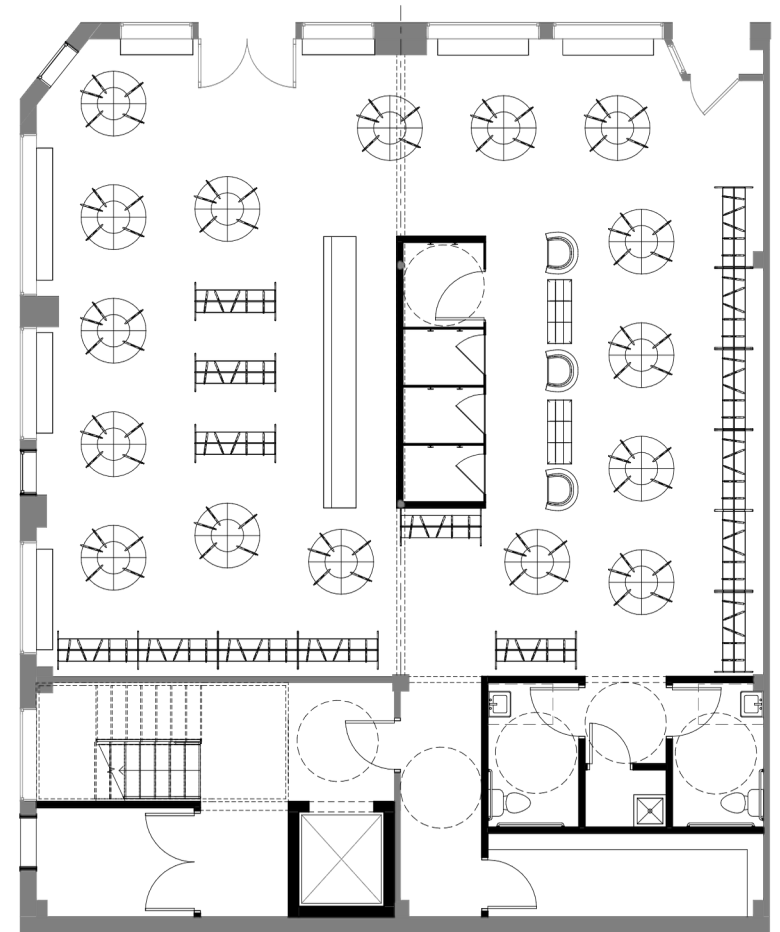
FULL-SERVICE RESTAURANT/ CAFÉ CONCEPT – 2200 GROSS SF

Prominent corner frontage with expansive storefront glazing supports a highly visible dining environment. Open floor plan allows for bar integration, flexible seating density, and clear circulation from entry to service core. Existing plumbing zones align with food service conversion potential.



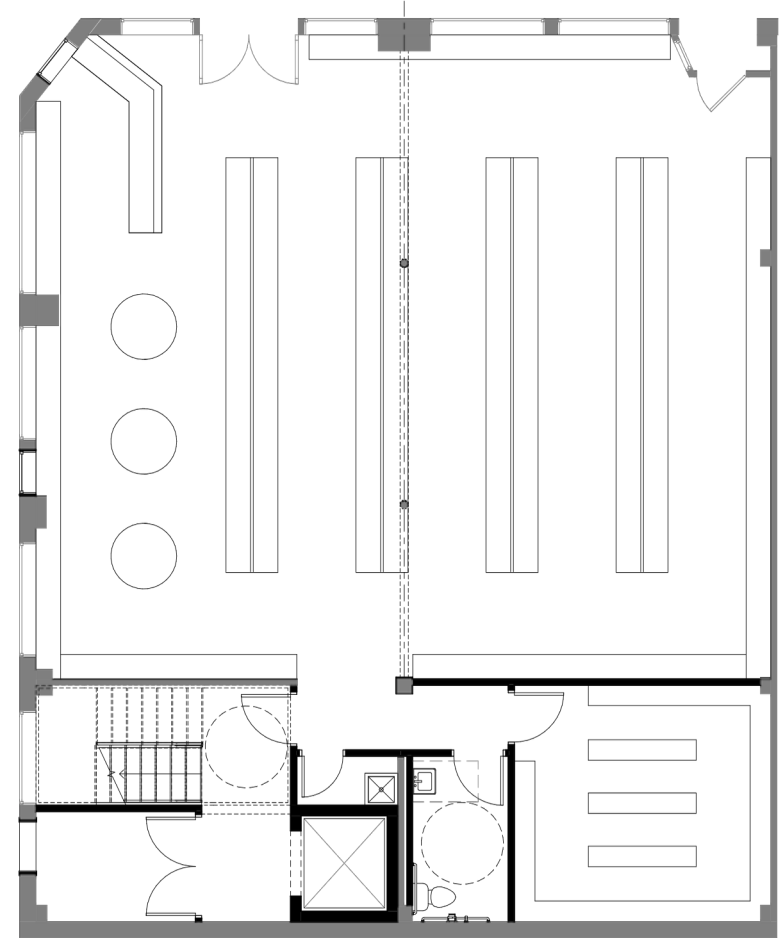
BOUTIQUE RETAIL/APPAREL/ SPECIALTY SHOP – 2200 GROSS SF

Clean rectangular footprint supports merchandising flexibility. Large display windows activate the street and allow strong visual branding presence. Back-of-house areas accommodate fitting rooms, storage, or light office functions.



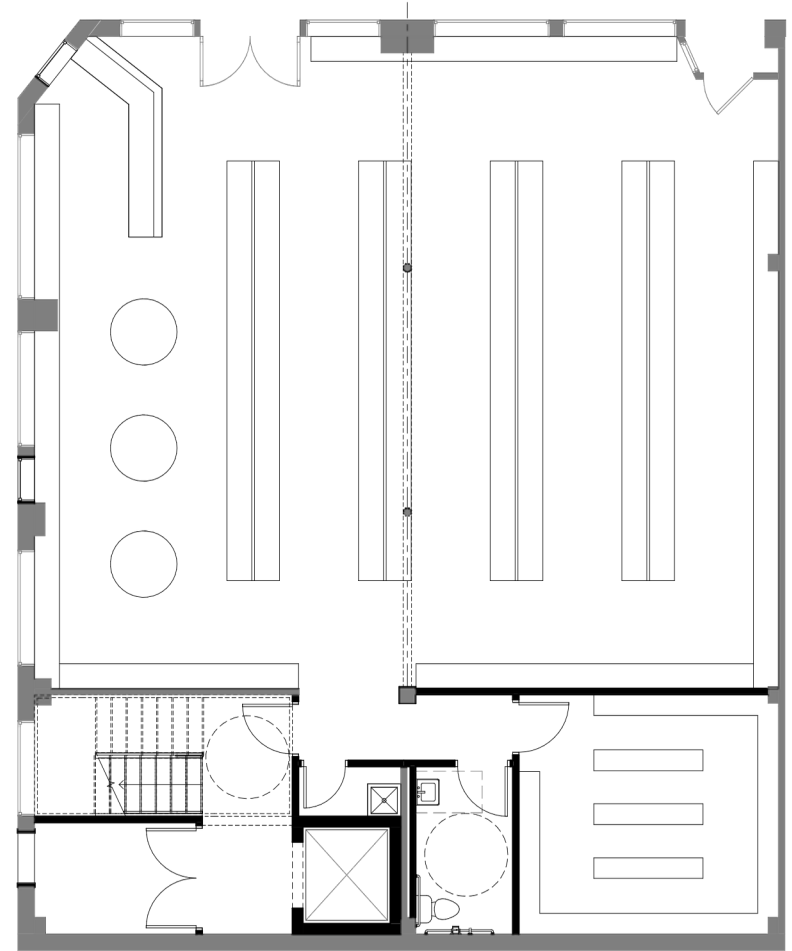
PHARMACY/WELLNESS/SERVICE RETAIL – 2250 GROSS SF

Efficient layout supports defined service counters, display aisles, and secure storage. Corner visibility enhances walk-in traffic and neighborhood service positioning.



URBAN MARKET/SPECIALTY GROCERY – 2250 GROSS SF

Open span floor plate accommodates shelving runs, perimeter refrigeration, and checkout zones. Direct street exposure encourages daily foot traffic and repeat visits.



HISTORIC CORNER RETAIL & RESTAURANT OPPORTUNITY ±2,200–2,250 GROSS SF



INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM

