

HISTORIC LIGHT INDUSTRIAL BUILDING

508 RORER AVE SW ROANOKE, VA 24016



OFFERING SUMMARY

Available SF: 3,690 SF

Lease Rate: \$10.00 SF/yr (NNN)

Lot Size: 0.08 Acres

Year Built: 1920

Building Size: 3,690 SF

Zoning: I-1

PROPERTY OVERVIEW

Formerly the Price Filler Machine Shop, this renovated 1920 building blends historic charm with modern upgrades. Spanning 3,690 SF it offers high ceilings, ample floor space, and a versatile layout for industrial, retail, or commercial use.

The property features a newly updated office, a renovated full bathroom, and a fully upgraded shop floor with 240V three-phase power and leveled concrete floors.

A rare find in Roanoke, this historic yet modern space is ready for your business. Contact Bryan Musselwhite today to learn more!

PROPERTY HIGHLIGHTS

- Modern Lighting & Skylights
- Double Door for Easy Access
- Ample On-Street Parking
- Newly Updated Office Space



BRYAN MUSSELWHITE, CCIM

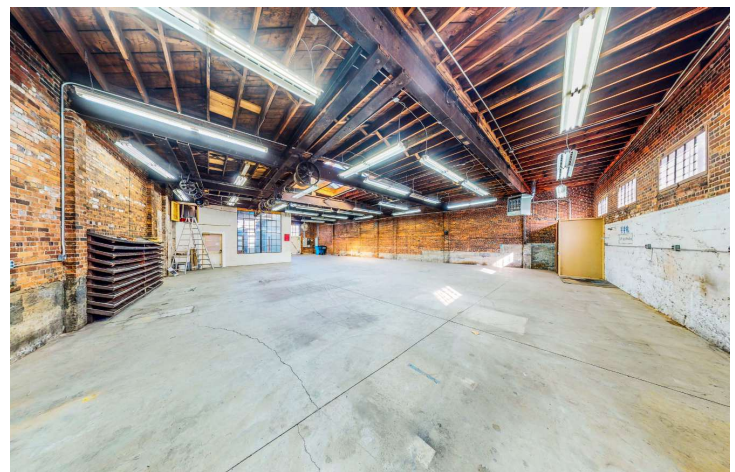
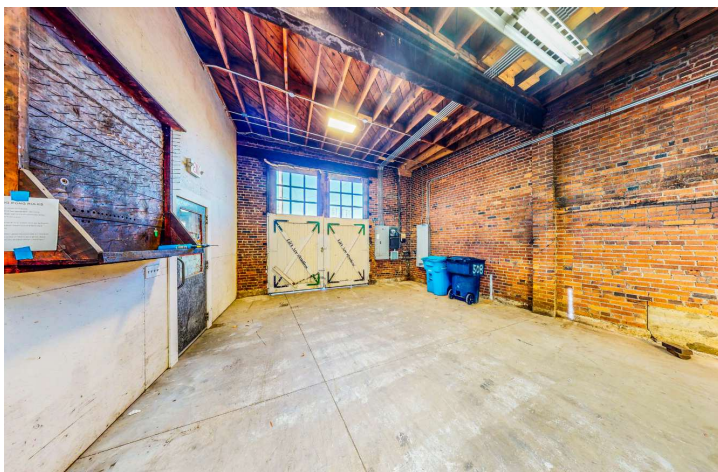
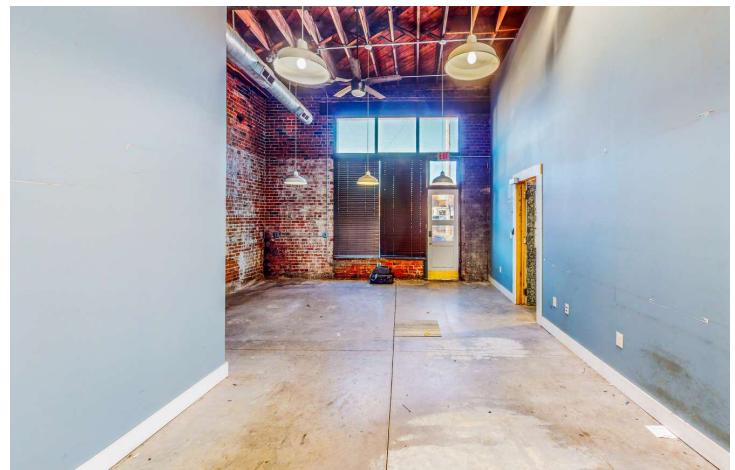
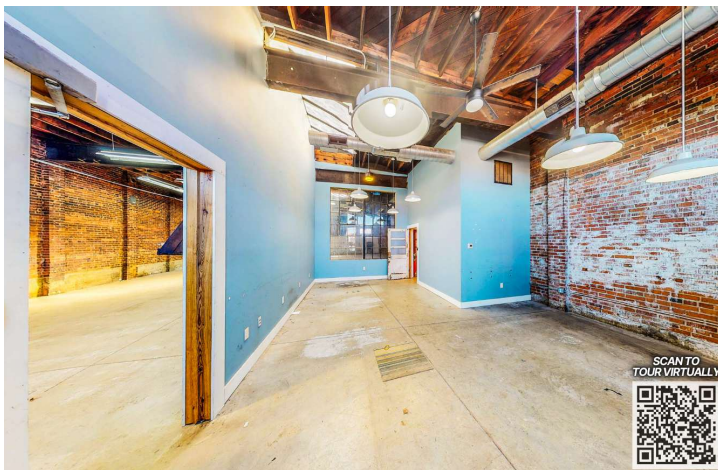
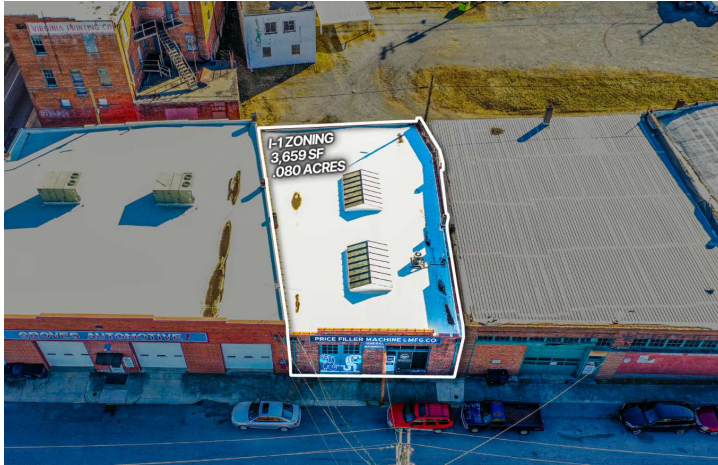
Senior Vice President

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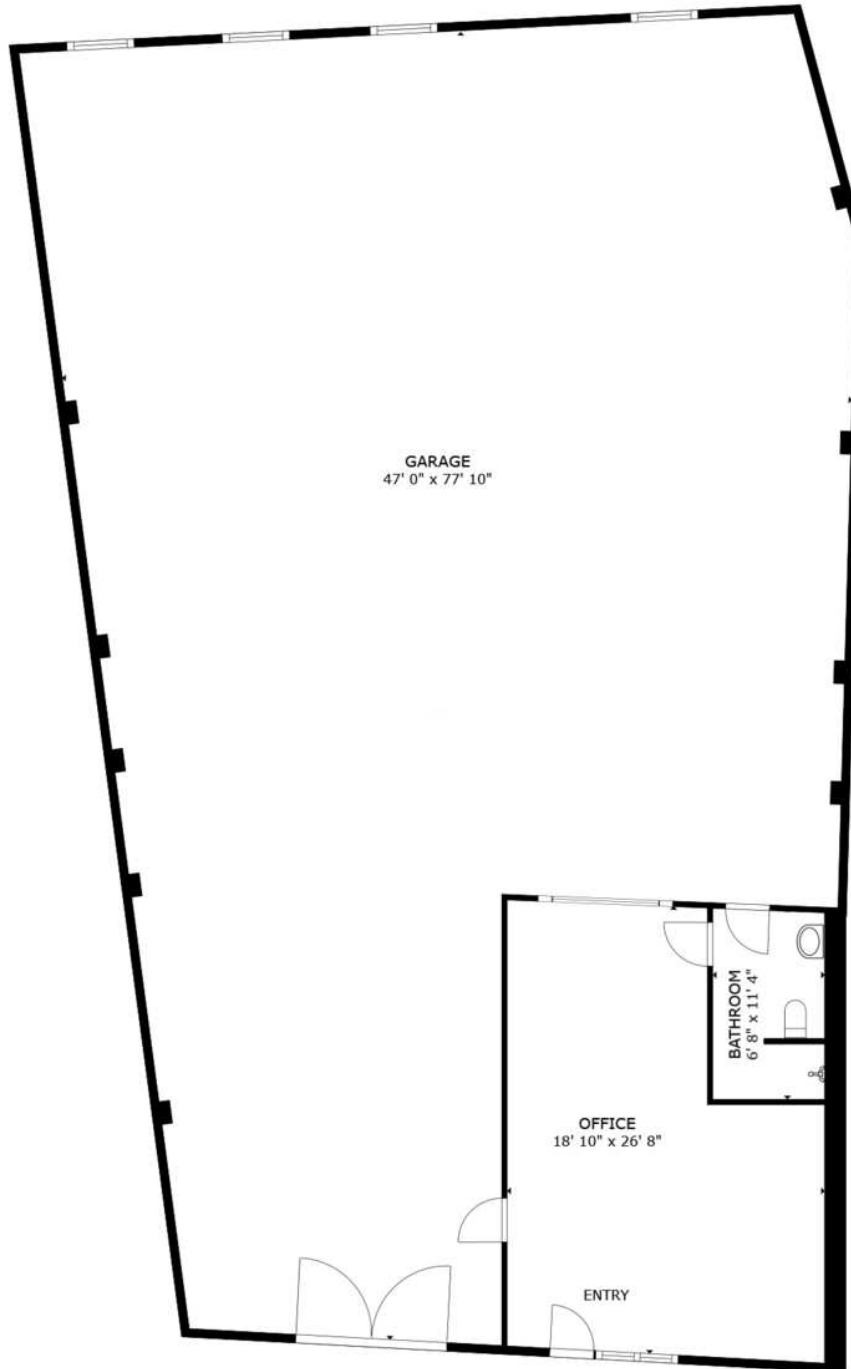
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FLOOR PLAN



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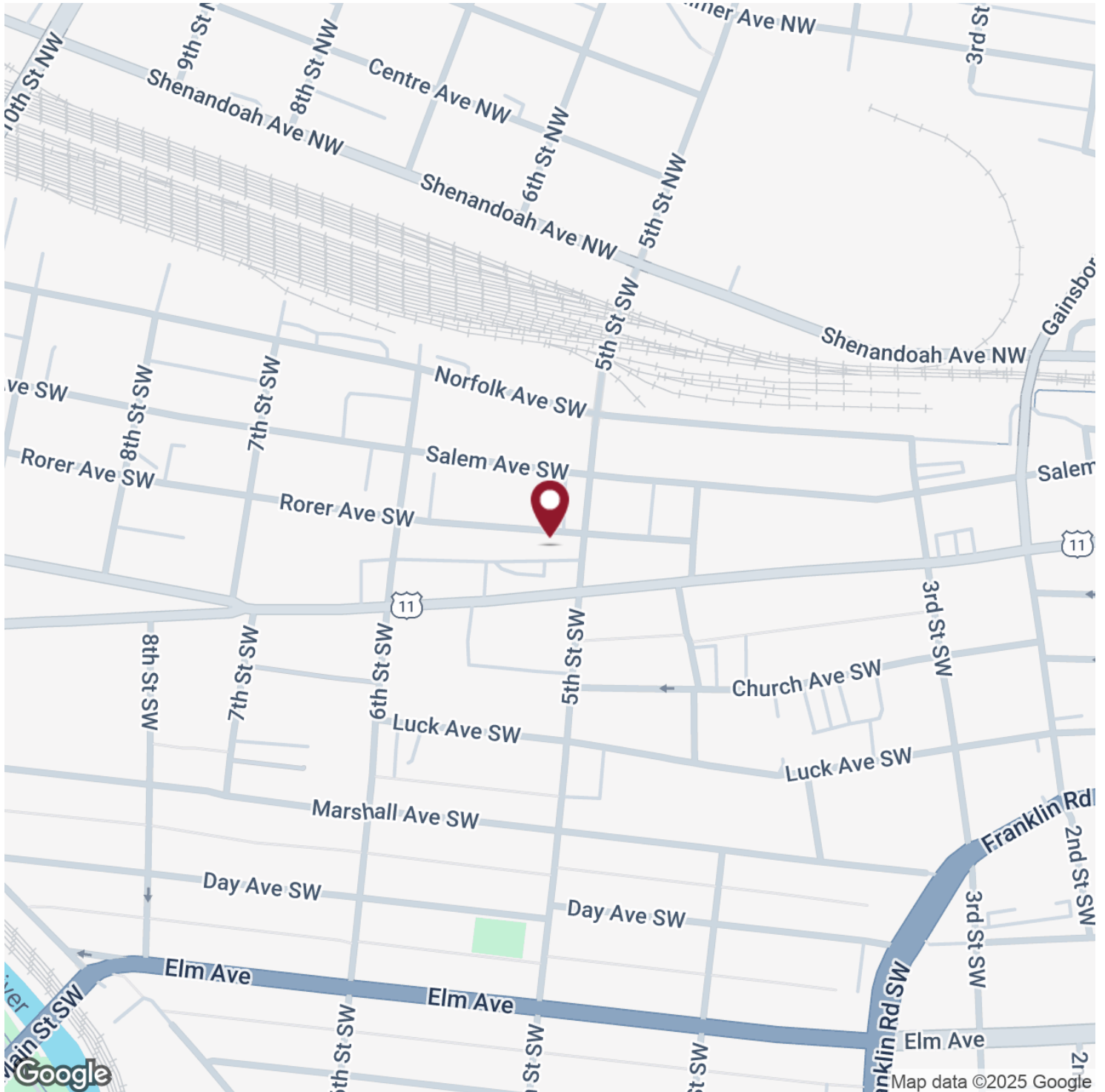
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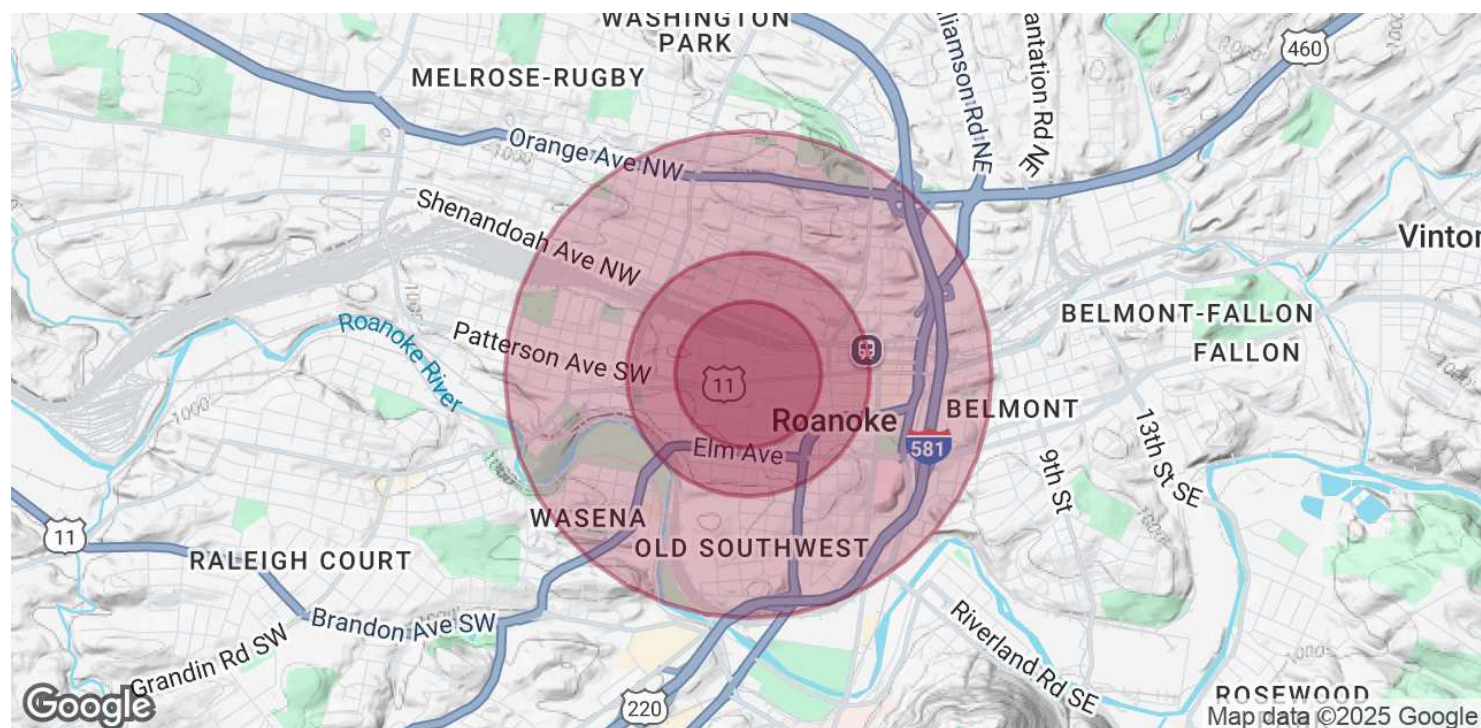
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,092	3,999	12,331
Average Age	36	38	39
Average Age (Male)	37	38	38
Average Age (Female)	34	38	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	566	2,049	6,049
# of Persons per HH	1.9	2	2
Average HH Income	\$63,970	\$59,962	\$58,256
Average House Value	\$499,552	\$410,393	\$312,625

Demographics data derived from AlphaMap



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