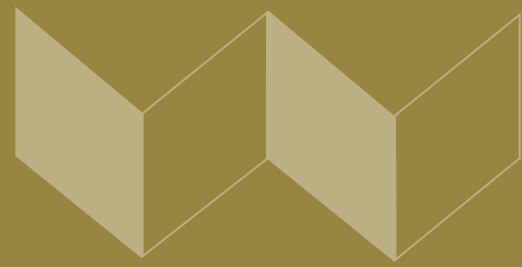


McVitty Executive Center 2758 ELECTRIC RD SW STE E



PROPERTY DESCRIPTION

Immaculate professional office on the second floor with elevator access. The 853 SF of Suite E provide an open reception area, two private offices, a restroom and a break counter. Suite E also features large windows that provide plenty of natural light, neutral paint colors and hardwood floors.

McVitty Executive Center is a well-established professional park located on Electric Road/Route 419 in Southwest Roanoke County. Great access and visibility on this well-traveled corridor surrounded by strong demographics.

PROPERTY HIGHLIGHTS

- Perfect Small Office
- Professional Setting
- Great Access
- Plentiful Parking
- Elevator Access

OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$20.40 SF/yr (MG) |
| Available SF: | 853 SF |
| Lot Size: | 0.29 Acres |
| Building Size: | 6,250 SF |

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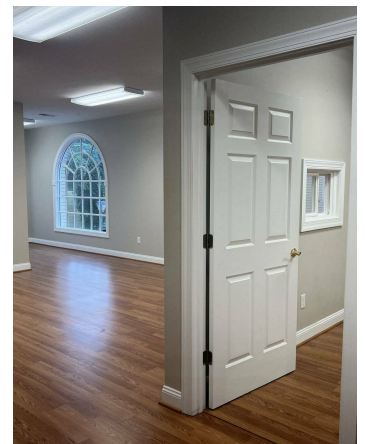
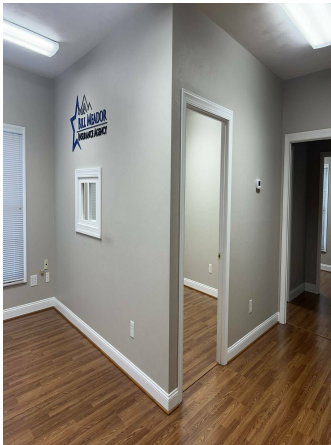
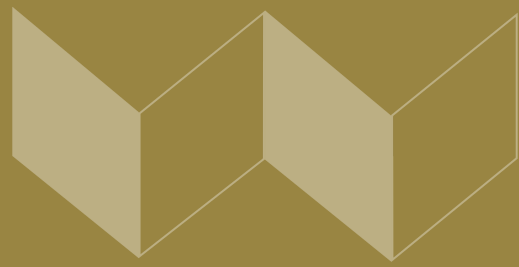
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2758 Electric Rd SW Ste E, Cave Spring, VA 24018

ADDITIONAL PHOTOS



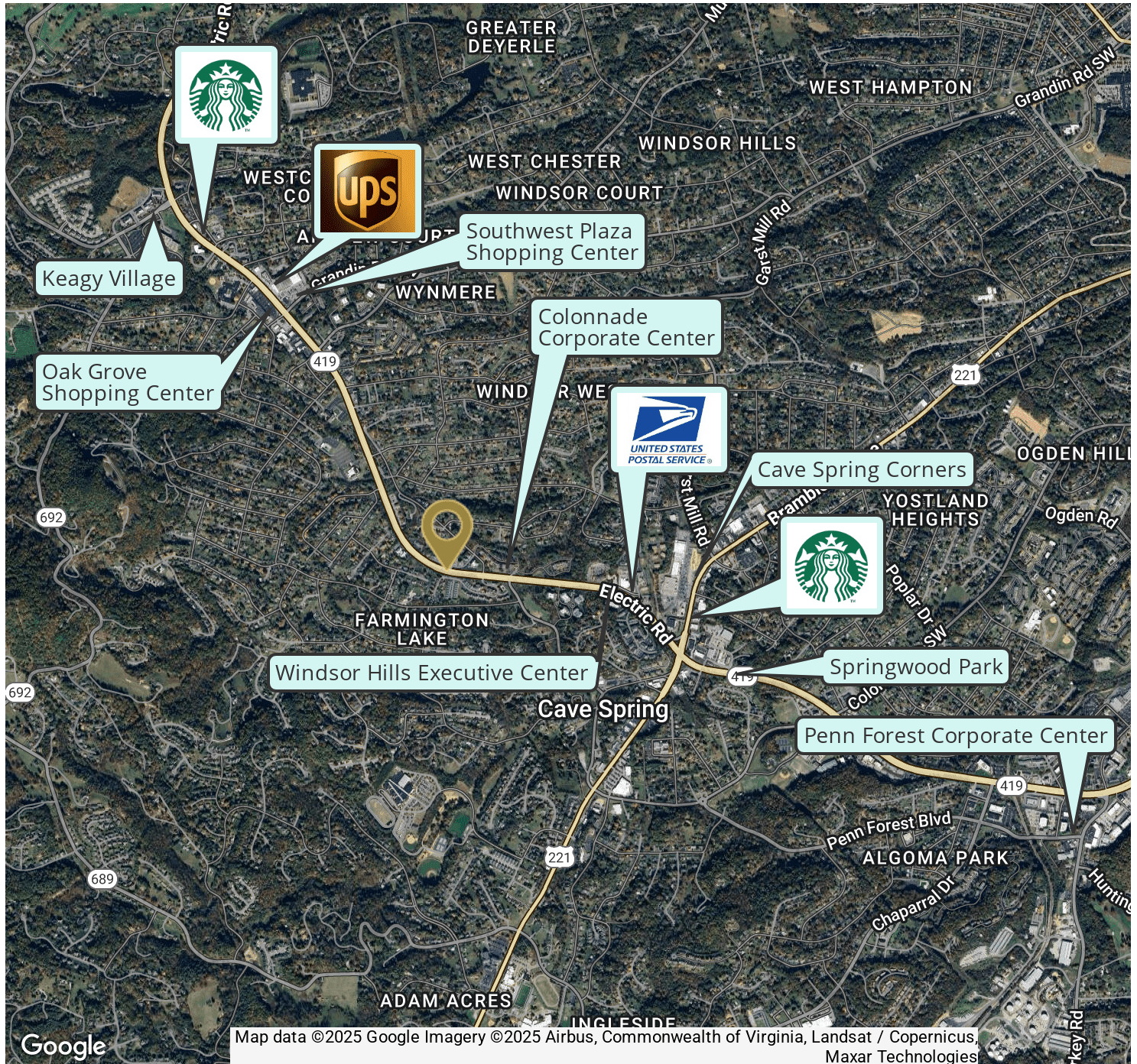
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AREA HIGHLIGHTS



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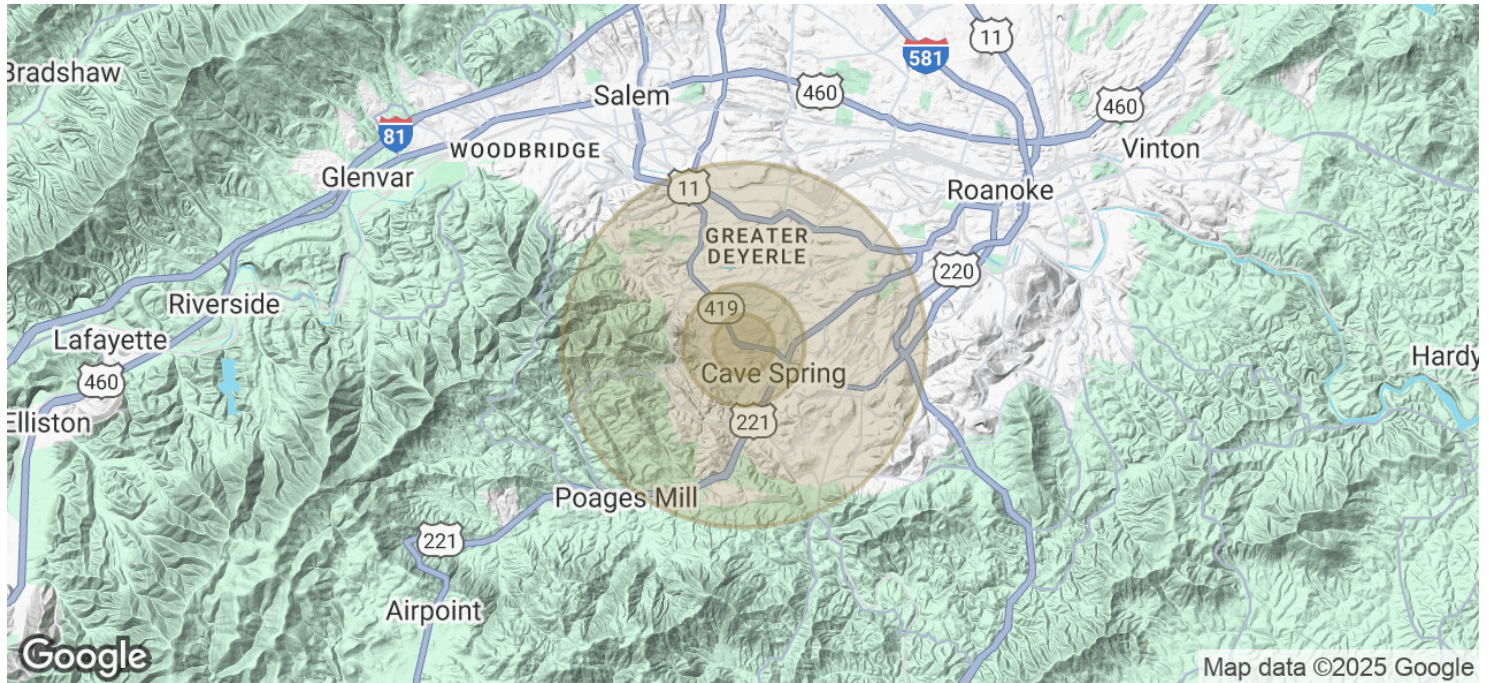
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DEMOGRAPHICS



| POPULATION | 0.5 MILES | 1 MILE | 3 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 2,041 | 9,080 | 46,666 |
| Average Age | 43 | 43 | 44 |
| Average Age (Male) | 41 | 42 | 43 |
| Average Age (Female) | 44 | 45 | 46 |
| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 3 MILES |
| Total Households | 867 | 3,923 | 20,587 |
| # of Persons per HH | 2.4 | 2.3 | 2.3 |
| Average HH Income | \$85,609 | \$94,280 | \$105,738 |
| Average House Value | \$364,369 | \$367,865 | \$368,761 |

Demographics data derived from AlphaMap

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