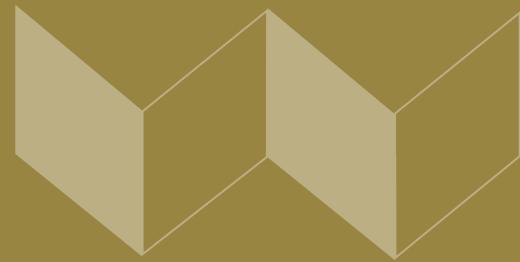


McVitty Executive Center

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

MICHAEL WALDVOGEL, CCIM, SIOR

President & CEO

540.342.8599

[mwaldvogel@waldvogelcommercial.com](mailto:mwaldvogel@waldvogelcommercial.com)

KRISTA VANNOY, CCIM, SIOR

Vice President & COO

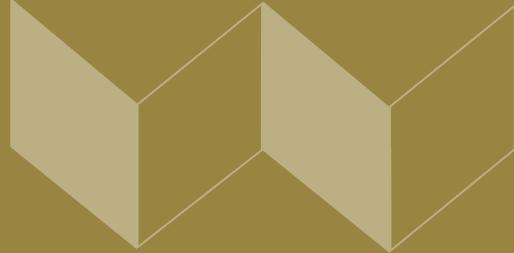
540.342.0881

[kvannoy@waldvogelcommercial.com](mailto:kvannoy@waldvogelcommercial.com)

  
**WALDVOGEL**  
Commercial Properties

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

# ADDITIONAL PHOTOS

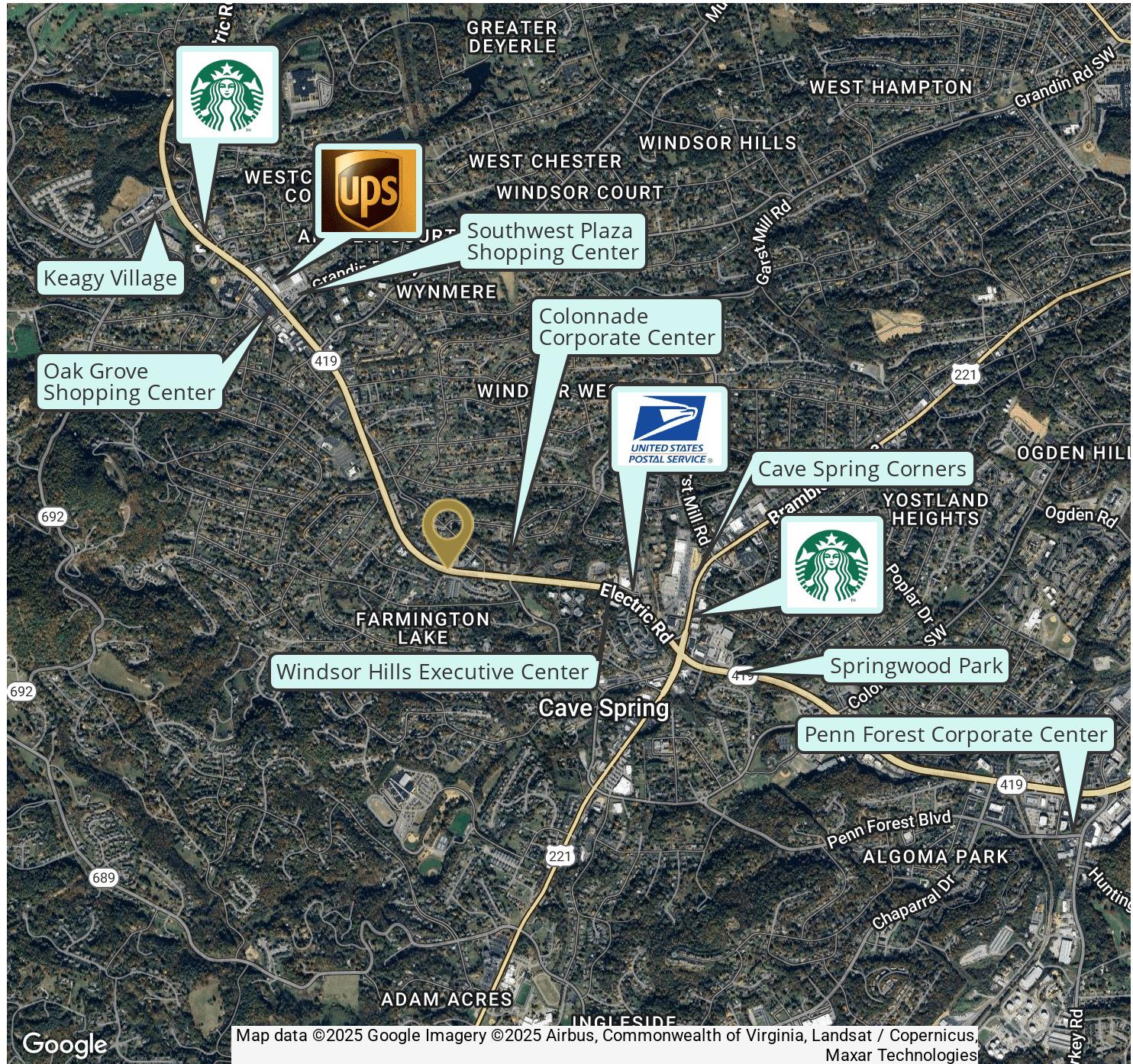
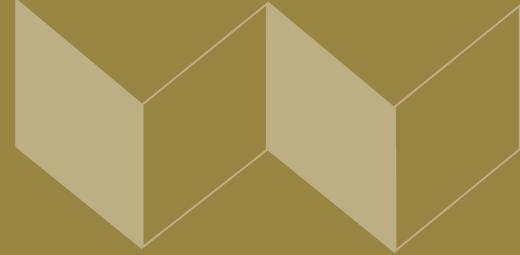


**MICHAEL WALDOVOGEL, CCIM, SIOR**  
President & CEO  
540.342.8599  
mwaldvogel@waldvogelcommercial.com

**KRISTA VANNOY, CCIM, SIOR**  
Vice President & COO  
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kvannoy@waldvogelcommercial.com

**WALDOVOGEL**  
Commercial Properties

# AREA HIGHLIGHTS

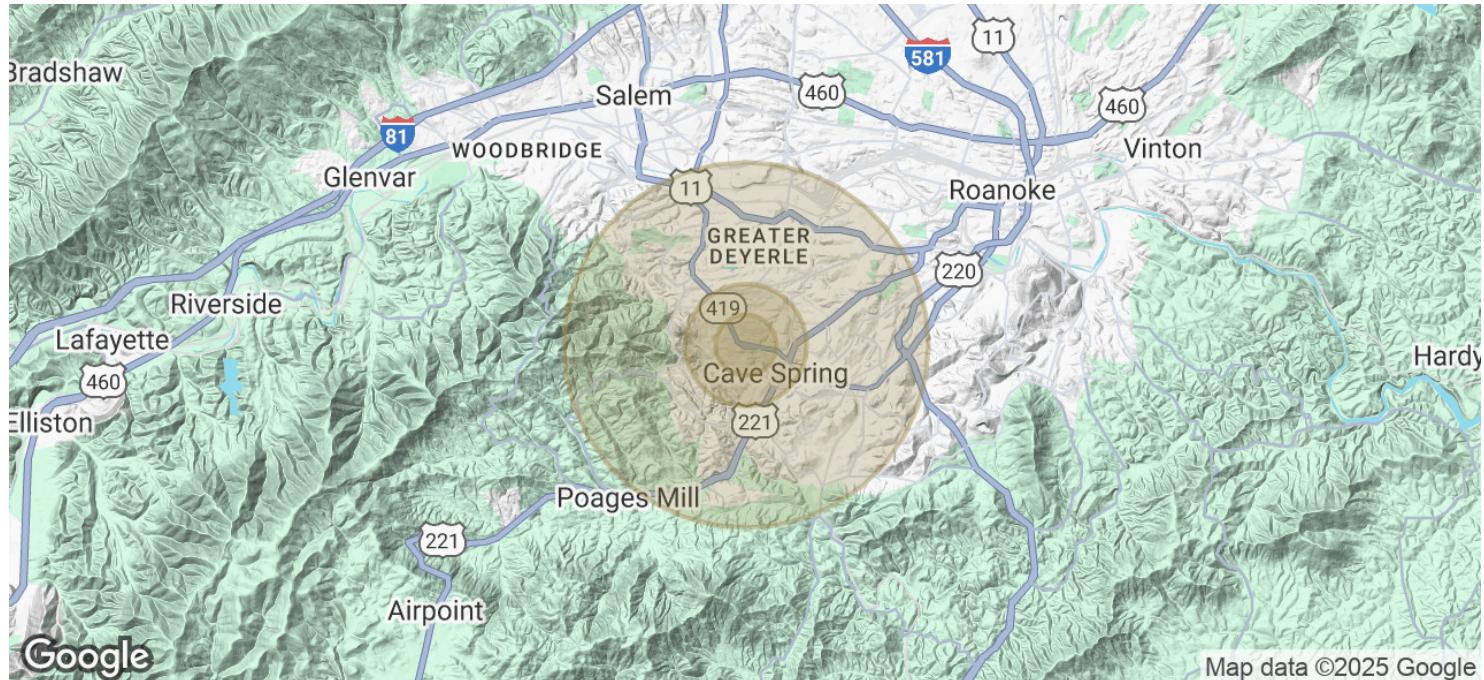
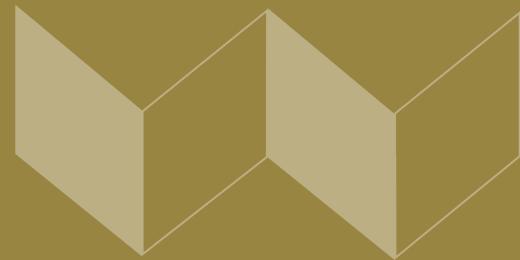


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# DEMOGRAPHICS



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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