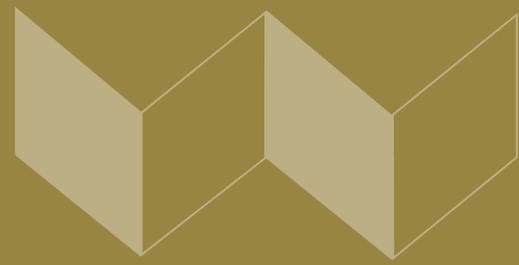


McVitty Executive Center

2758 ELECTRIC RD SW STE E



PROPERTY DESCRIPTION

Immaculate professional office at McVitty Executive Center, also available for lease. 853 SF office condo is ideal fit for a small office need. The unit is on the second floor with elevator access. Floorplan offers open reception area, two private offices, a restroom and a break counter. Features large windows that provide lots 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

Sale Price:	\$195,000
Lot Size:	0.01 Acres
Suite E	853 SF

KRISTA VANNOY, CCIM, SIOR
Vice President & COO

540.342.0881
kvannoy@waldvogelcommercial.com

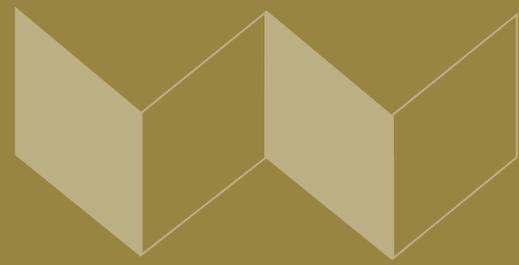
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2758 Electric Rd SW Ste E, Cave Spring, VA 24018

PHOTOS



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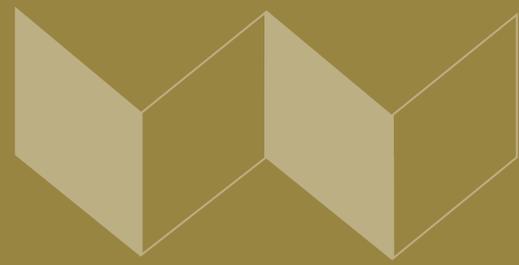
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FLOOR PLAN



McVitty Executive Center 2758 Electric Rd, STE E



TOTAL: 871 sq. ft.
FLOOR 1: 871 sq. ft.

Measurements Are Calculated By Cubicica Technology. Deemed Highly Reliable But Not Guaranteed.

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AREA HIGHLIGHTS



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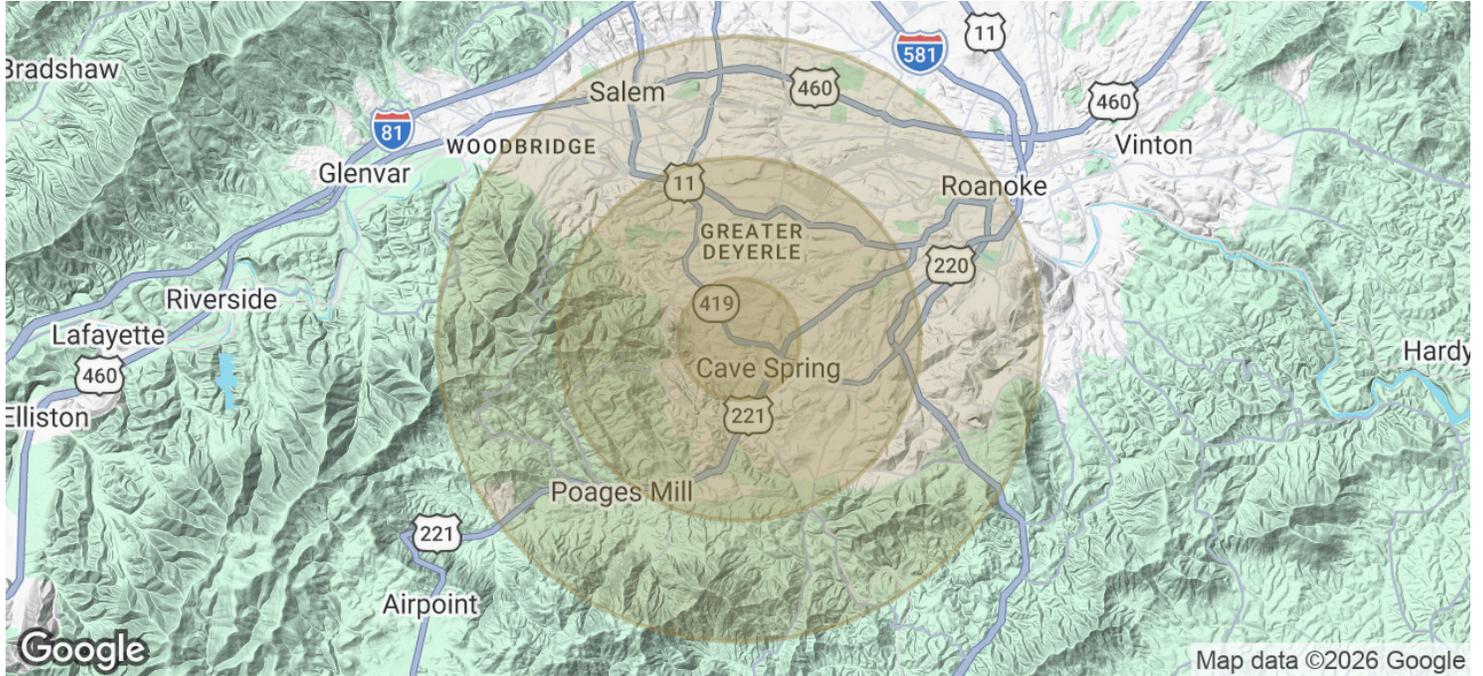
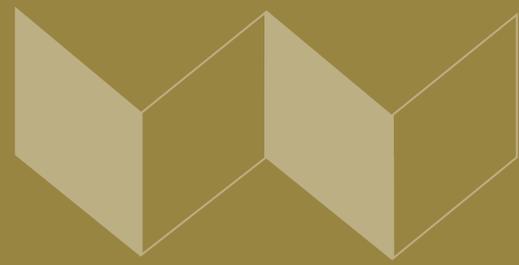
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,133	45,339	104,390
Average Age	43.0	44.0	41.7
Average Age (Male)	39.9	42.6	40.9
Average Age (Female)	44.0	45.4	42.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,471	19,789	45,282
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$94,723	\$109,239	\$100,375
Average House Value	\$296,649	\$315,745	\$296,923

2023 American Community Survey (ACS)

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