

4493 BONSACK ROAD NORTHEAST

4493 BONSACK ROAD NORTHEAST ROANOKE, VA 24012



OFFERING SUMMARY

Available SF: 340 - 5,400 SF

Lease Rate: \$12.00 SF/yr (Full Service)

Building Size: 26,386 SF

PROPERTY OVERVIEW

Presented by Evan Zachmann and Stephen Pendergrass of Poe & Cronk Real Estate Group, Bonsack United Methodist Church offers a unique leasing opportunity featuring classroom spaces, meeting halls, and a sanctuary suitable for religious assembly, community recreation, day care, and educational uses, in accordance with current zoning. The flexible building layout supports both independent occupancy and shared-use arrangements, allowing tenants to adapt the space to their specific operational needs.

Additional space may be available through a shared-use structure with the existing congregation, providing expanded functionality while maintaining efficient and cost-effective occupancy. The property is supported by a large on-site parking lot and is offered at a competitive full-service lease rate of \$12.00/SF/YR, delivering strong value relative to comparable market options.



EVAN ZACHMANN
Sales & Leasing Advisor
540.855.3657
ezachmann@poechronk.com

STEPHEN PENDERGRASS, SIOR, CCIM
Senior Vice President
540.855.3655
spendergrass@poechronk.com

4493 BONSACK ROAD NORTHEAST

4493 BONSACK ROAD NORTHEAST ROANOKE, VA 24012

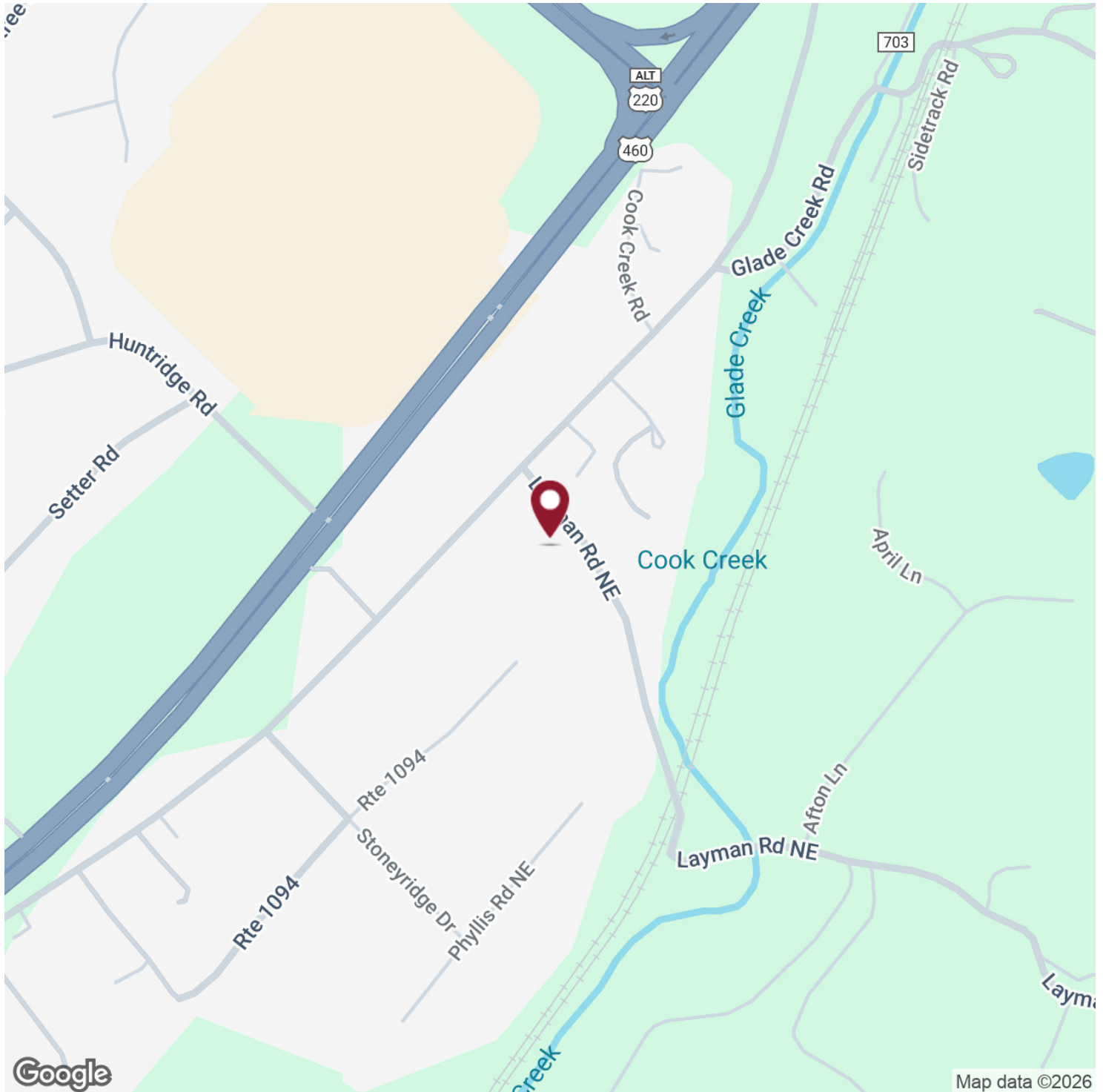


EVAN ZACHMANN
Sales & Leasing Advisor
540.855.3657
ezachmann@poechronk.com

STEPHEN PENDERGRASS, SIOR, CCIM
Senior Vice President
540.855.3655
spendergrass@poechronk.com

4493 BONSAK ROAD NORTHEAST

4493 BONSAK ROAD NORTHEAST ROANOKE, VA 24012

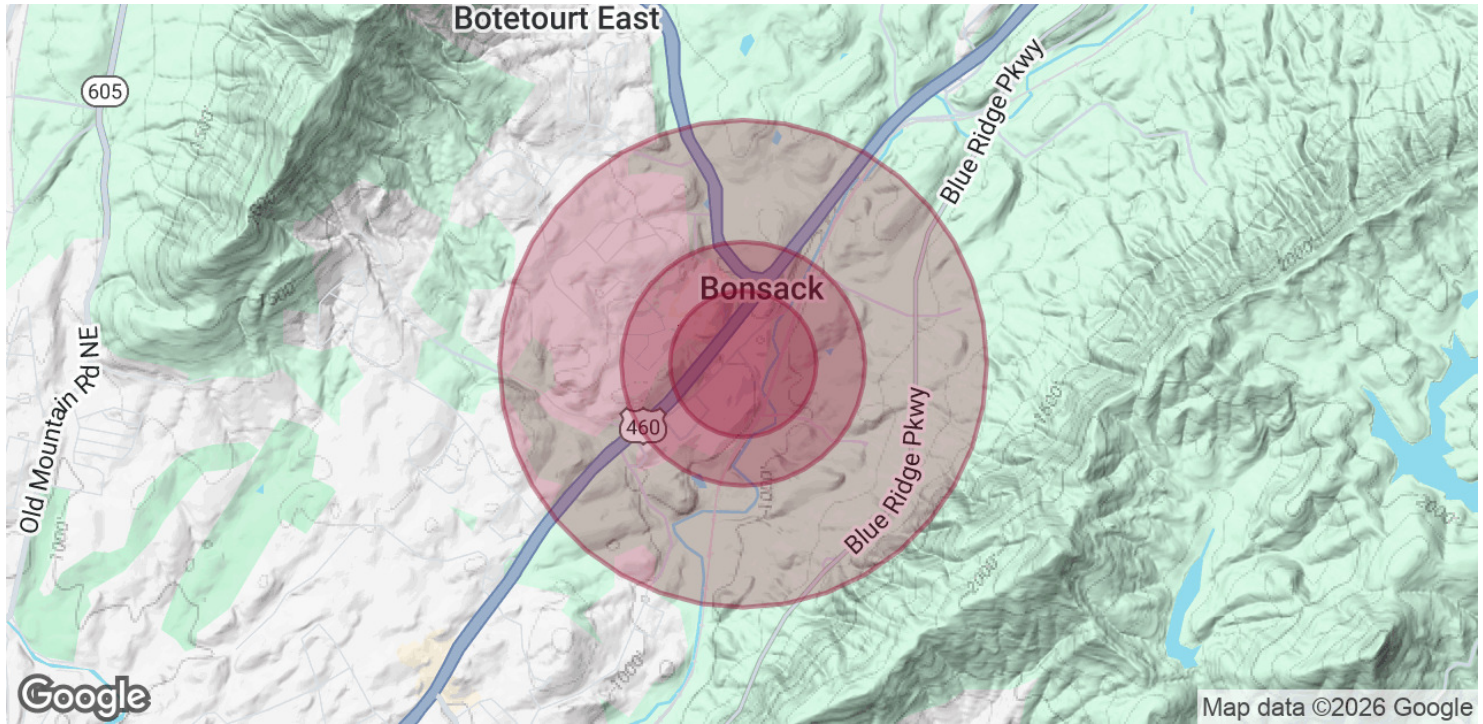


EVAN ZACHMANN
Sales & Leasing Advisor
540.855.3657
ezachmann@poechronk.com

STEPHEN PENDERGRASS, SIOR, CCIM
Senior Vice President
540.855.3655
spendergrass@poechronk.com

4493 BONSAK ROAD NORTHEAST

4493 BONSAK ROAD NORTHEAST ROANOKE, VA 24012



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	97	637	2,788
Average Age	46	45	45
Average Age (Male)	45	44	43
Average Age (Female)	48	47	47

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	37	254	1,129
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$73,386	\$98,714	\$103,988
Average House Value	\$310,634	\$345,883	\$356,437

Demographics data derived from AlphaMap



EVAN ZACHMANN

Sales & Leasing Advisor
540.855.3657
ezachmann@poechronk.com

STEPHEN PENDERGRASS, SIOR, CCIM

Senior Vice President
540.855.3655
spendergrass@poechronk.com