

# 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.



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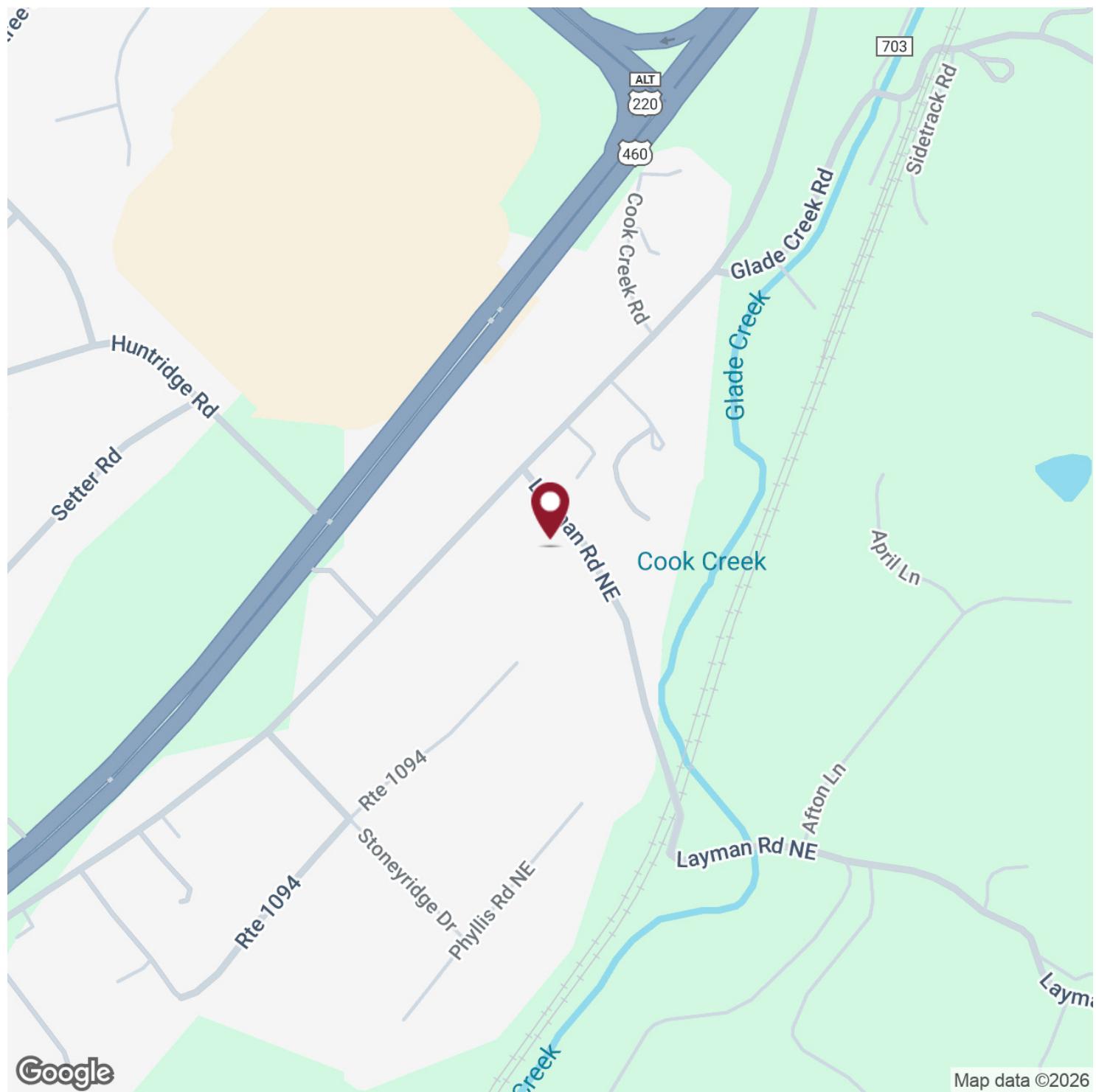


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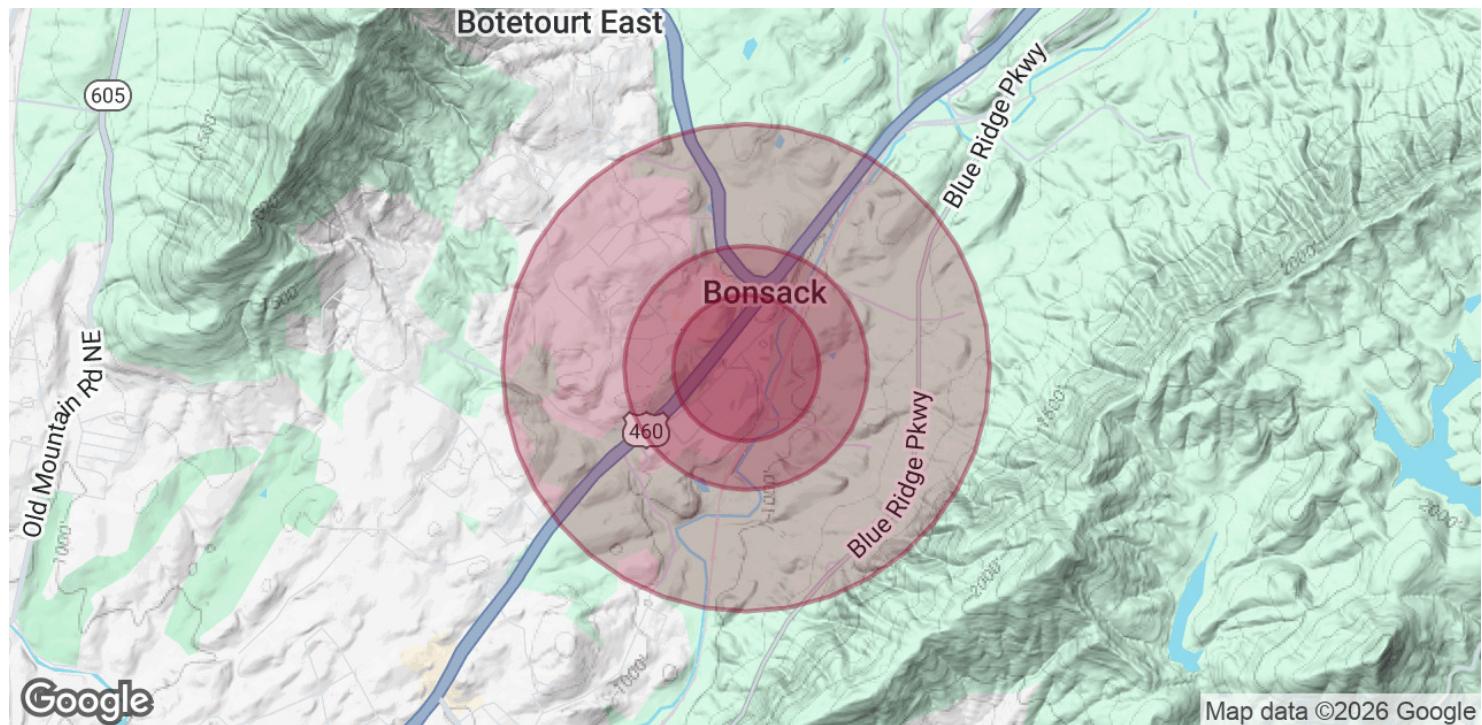


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	97	637	2,788
Average Age	46	45	45
Average Age (Male)	45	44	43
Average Age (Female)	48	47	47

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



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