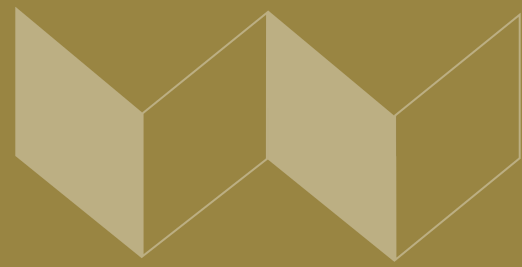


1328 3rd St SW, Roanoke, VA 24016

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Thoughtful, practical office conversion
- Great Location between Downtown Roanoke and the Carilion Campus
- Ideal Setting for Businesses wanting the professional connections as well as the private, quiet neighborhood vibe
- Overall inviting, professional setting for staff and clients

VISUAL MEDIA

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	1
Lot Size:	0.192 Acres
Building Size:	5,198 SF

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Associate

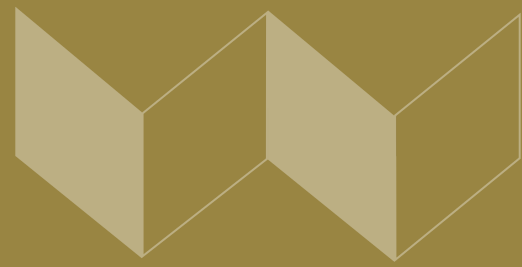
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1328 3rd St SW, Roanoke, VA 24016

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

A rare opportunity to acquire a distinctive historic property that successfully combines architectural character with the functionality of a professional office building. Originally constructed as a residence, 1328 3rd Street SW offers the warmth, charm and craftsmanship of an earlier era while providing a practical and professional setting for today's business needs. The building features a practical floorplan and workspaces suited to traditional or collaborative, creative office users.

Unlike many converted residences, the building functions exceptionally well as an office and presents an inviting, polished environment for both employees and clients. Its character, versatility and convenient Old Southwest location make it an appealing option for a professional firm, nonprofit organization, medical or wellness practice, or owner-occupant seeking an office property with a memorable identity.

LOCATION DESCRIPTION

Located in Roanoke's established Old Southwest neighborhood, 1328 3rd Street SW offers a convenient, central location just south of Downtown Roanoke. The property provides easy access to the Jefferson Street and Franklin Road corridors and I-581 and US Rt 220. The property is well positioned near the expanding Carilion medical facilities.

Its accessible location and attractive neighborhood setting make the property well-suited for many office occupiers.

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PLANS



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

EVAN ASHWELL

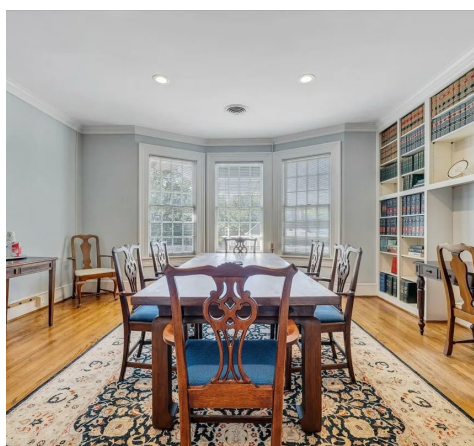
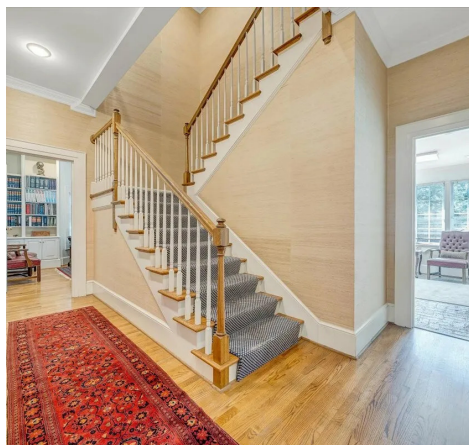
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PHOTOS



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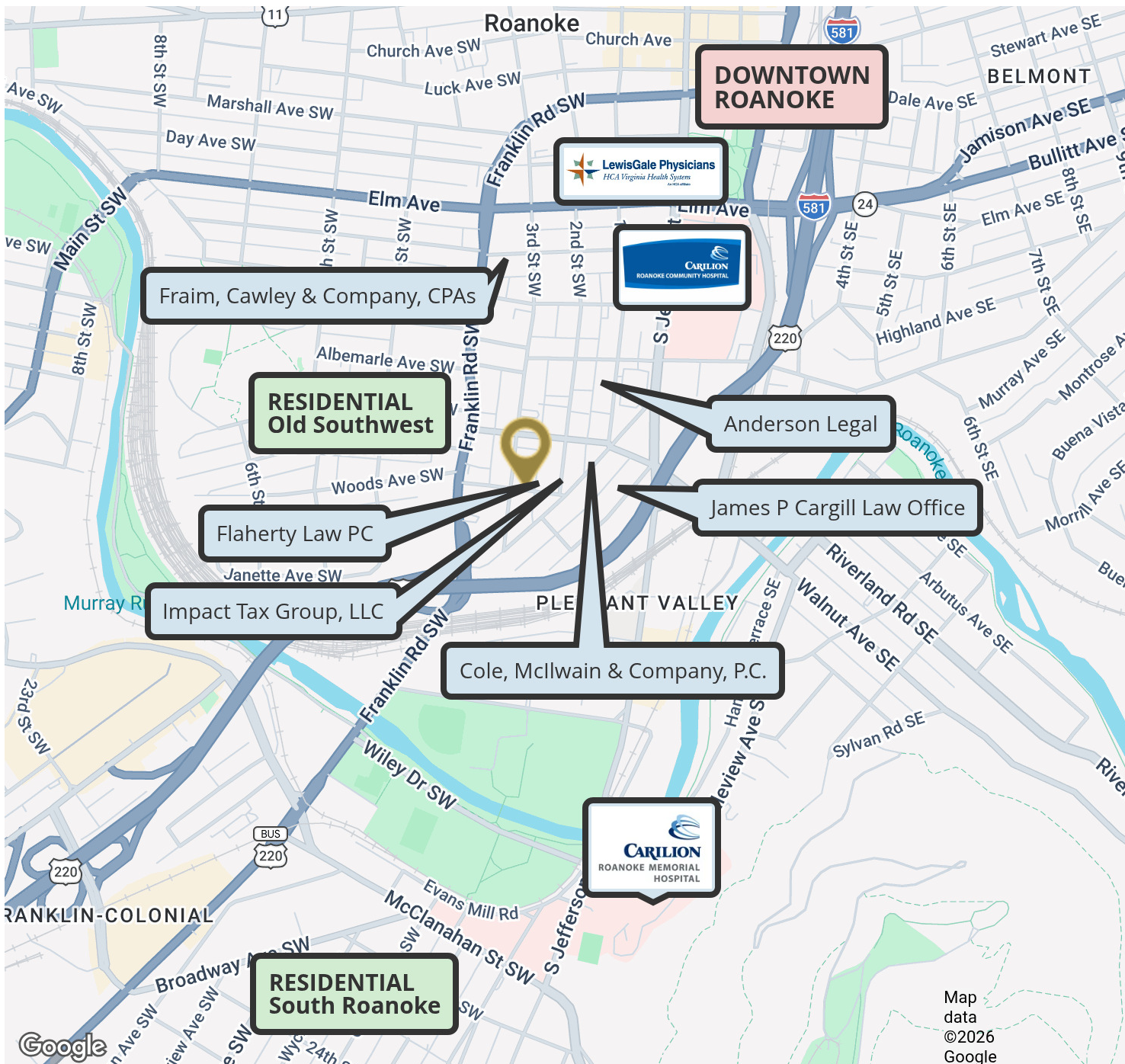
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PROFESSIONAL AREA



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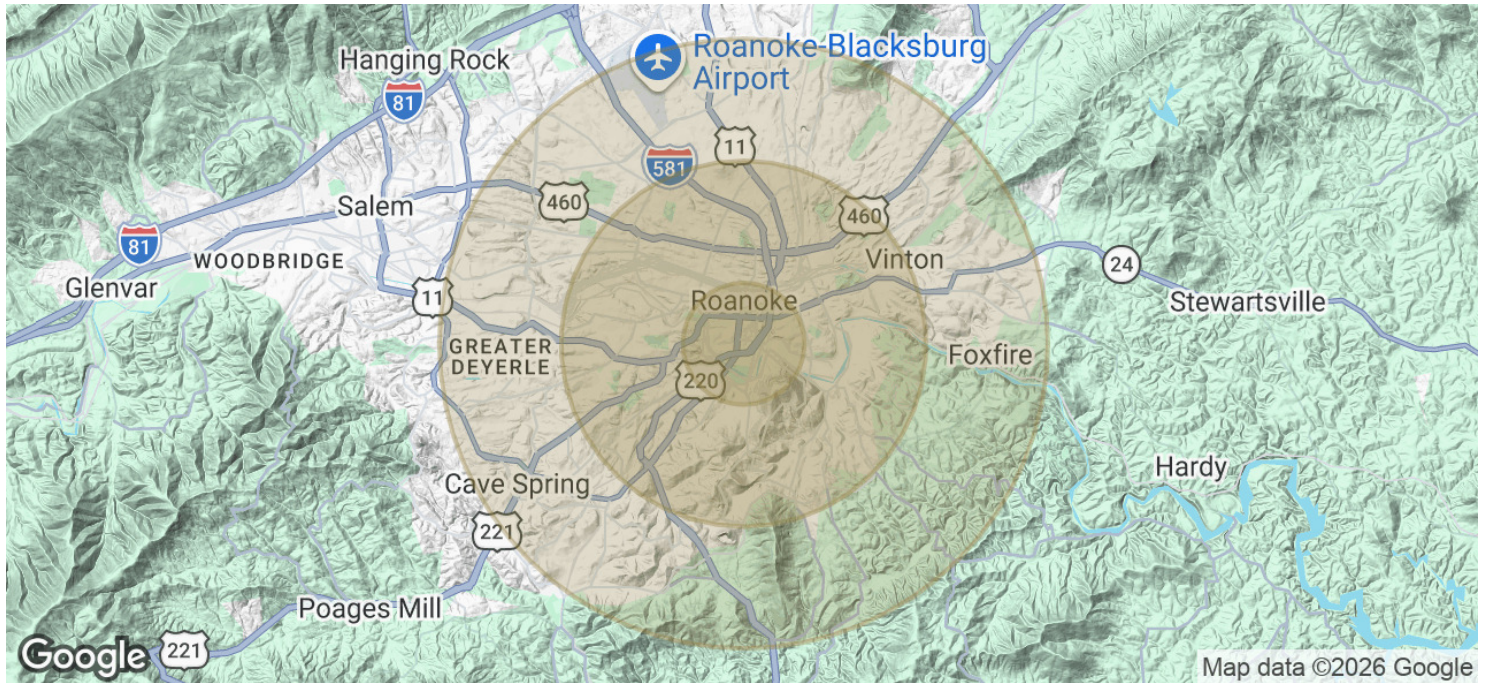
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,095	68,666	141,094
Average Age	35.3	38.2	40.1
Average Age (Male)	34.9	36.8	38.8
Average Age (Female)	36.9	40.0	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,525	30,462	61,568
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$88,467	\$82,360	\$82,710
Average House Value	\$278,003	\$223,508	\$239,327

2023 American Community Survey (ACS)

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