

BANDY PROFESSIONAL CENTER

1807 MURRY ROAD SOUTHWEST ROANOKE, VA 24018



OFFERING SUMMARY

Available SF: 2,500 SF

Lease Rate: \$2,100 per month (NN)

Building Size: 10,000 SF

Zoning: Light Industrial

PROPERTY OVERVIEW

1807 Murry Road Unit I offers an industrial leasing opportunity designed to support a wide range of operational needs. This functional flex property provides a practical layout suited for distribution, light manufacturing, or service-based industrial uses. With efficient access for loading, storage, and workflow organization, the building is well positioned for businesses seeking a streamlined footprint with strong operational utility. Its industrial zoning and adaptable configuration make it an attractive option for users looking to establish or expand in a property focused on productivity, flexibility, and long-term value.

PROPERTY HIGHLIGHTS

- Prime location in Roanoke, VA
- Flexible and customizable floor plans
- Property management on-site
- Close to major transportation routes
- ADA-compliant facilities
- Energy-efficient features



PETER OSTASESKI, CCIM

Vice President
540.855.3641
postaseski@poechronk.com

FOR LEASE

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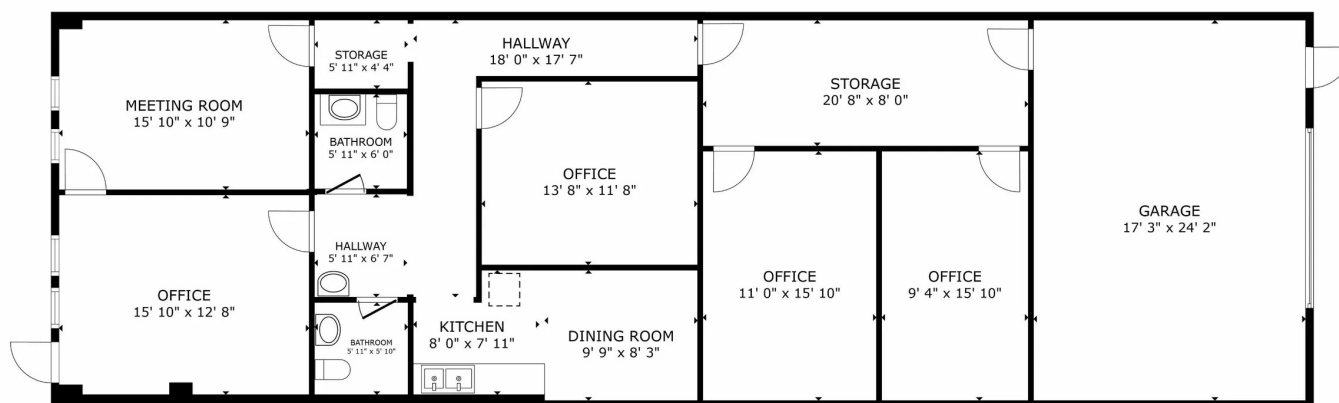
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10 S. Jefferson Street | 1200 Wells Fargo Tower | Roanoke, VA 24011 | 540.982.2444 | www.poecronk.com

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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 2,500 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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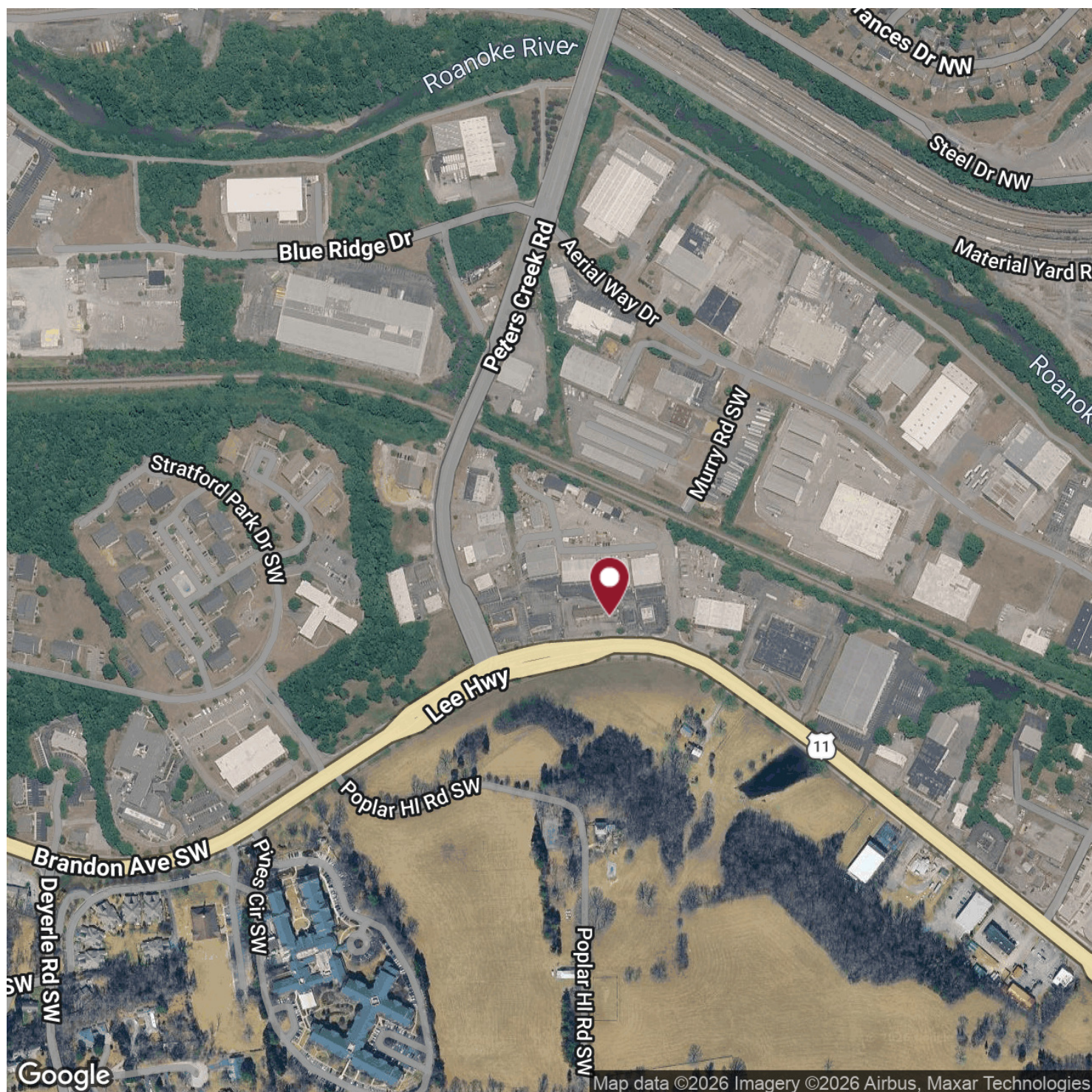
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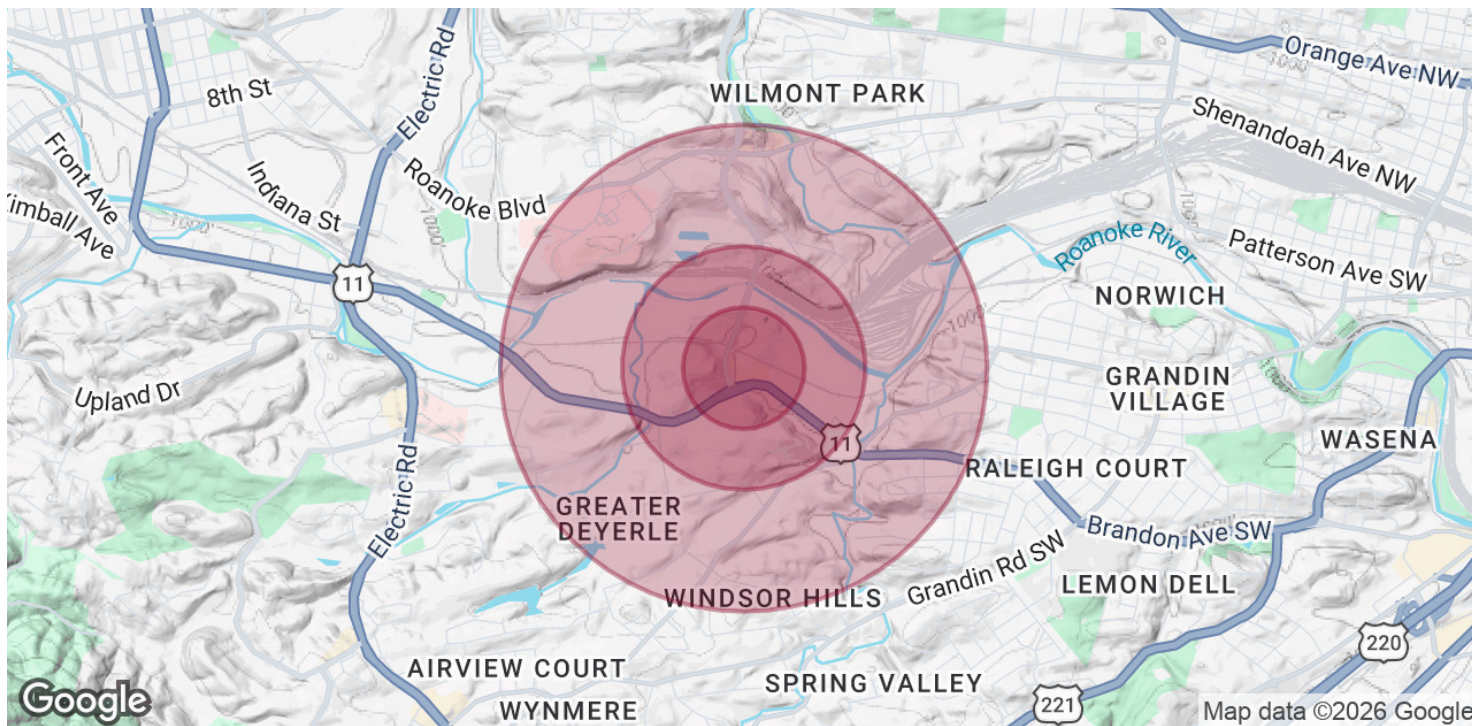


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	184	763	5,208
Average Age	62.2	58.9	47.2
Average Age (Male)	55.4	53.7	44.2
Average Age (Female)	64.5	60.6	48.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	99	381	2,494
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$96,696	\$91,747	\$89,149
Average House Value	\$345,443	\$305,382	\$255,363

2023 American Community Survey (ACS)



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