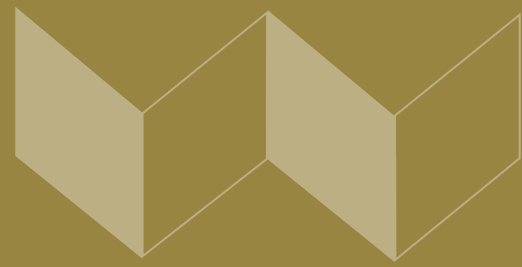


1524 Patrick Rd NE, Roanoke, VA 24012

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Ready for Immediate Occupancy
- On-Site, Dedicated Parking
- Gleaming Hardwood Floors & Abundant Natural Light
- Spacious Workspaces
- Private Location Along Busy Commercial Corridor
- Daycare Center Located Across the Street

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Full Service)
Available SF:	2,000 SF
Lot Size:	53,752 SF
Building Size:	7,000 SF

KRISTA VANNOY, CCIM, SIOR
Vice President & COO

540.342.0881
kvannoy@waldvogelcommercial.com

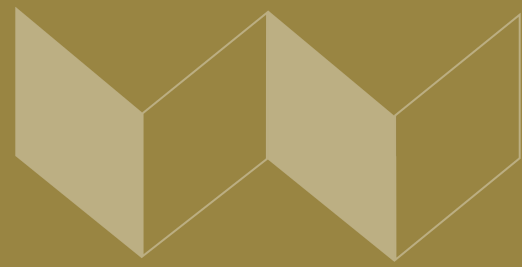
MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

540.342.8599
mwaldvogel@waldvogelcommercial.com



1524 Patrick Rd NE, Roanoke, VA 24012

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Great office opportunity along Roanoke's Route 460 commercial corridor. The property was originally built as a residence and features hardwood floors, large windows providing lots of natural light, a kitchen/breakroom, spacious private offices and restrooms with showers. The space has just been updated with fresh neutral paint and new lighting. Exterior features include dedicated parking. A private gated entrance through a fenced yard offers a welcoming aesthetic.

This location is in an area of strong commercial and residential development with easy access to I-581 and I-81. It is close to some of the region's largest industrial employers, schools, restaurants, grocery, and big box retail. The property is very centrally located, but with a private setting on Patrick Road a block above Orange Avenue/Route 460. This corridor is the primary gateway between Roanoke and the Botetourt County communities of Blue Ridge and Daleville, and between Roanoke and Bedford, Forest and Lynchburg, Virginia.

KRISTA VANNOY, CCIM, SIOR
Vice President & COO

540.342.0881
kvannoy@waldvogelcommercial.com

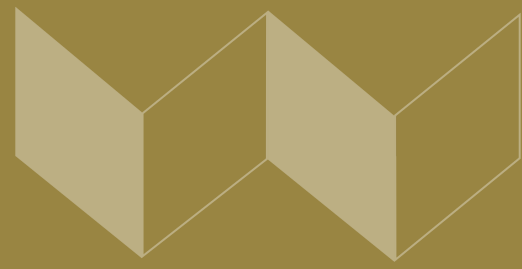
MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

540.342.8599
mwaldvogel@waldvogelcommercial.com



1524 Patrick Rd NE, Roanoke, VA 24012

ADDITIONAL PHOTOS



KRISTA VANNOY, CCIM, SIOR
Vice President & COO
540.342.0881
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO
540.342.8599
mwaldvogel@waldvogelcommercial.com



1524 Patrick Rd NE, Roanoke, VA 24012

NEIGHBORING BUSINESSES



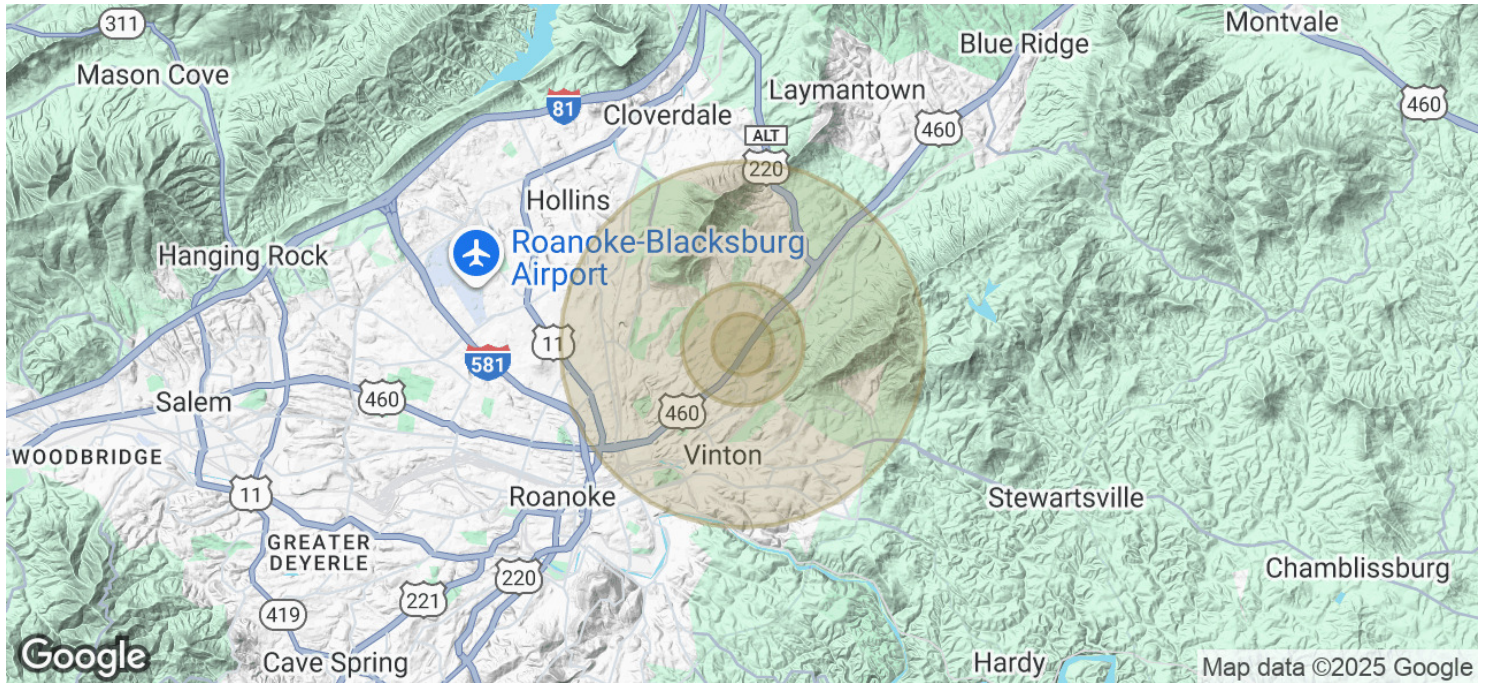
KRISTA VANNOY, CCIM, SIOR
Vice President & COO
540.342.0881
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO
540.342.8599
mwaldvogel@waldvogelcommercial.com



1524 Patrick Rd NE, Roanoke, VA 24012

DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	507	2,994	40,578
Average Age	48	45	42
Average Age (Male)	46	44	40
Average Age (Female)	50	47	44

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	223	1,344	17,170
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$71,483	\$74,975	\$79,178
Average House Value	\$335,762	\$302,283	\$252,217

Demographics data derived from AlphaMap

KRISTA VANNOY, CCIM, SIOR
Vice President & COO
540.342.0881
kvannoy@waldvogelcommercial.com

MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO
540.342.8599
mwaldvogel@waldvogelcommercial.com

