

# THE PARK AT VALLEYPONTE

5310 VALLEYPARK DR ROANOKE, VA 24019



## OFFERING SUMMARY

**Available SF:** 17,808 SF

**Lease Rate:** \$14.00 SF/yr (NNN)

**Building Size:** 17,808 SF

## PROPERTY OVERVIEW

Presented by Stephen Pendergrass of Poe & Cronk Real Estate Group. The Park at Valleypointe offers premium professional office space in the heart of the commercial center of the Roanoke Valley. The convenience of access to major thoroughfares I-581 & I-81, the regional airport, and superior location add to the appeal of this property.

5310 Valleypark Dr. 17,808 sq. ft. of premium office space. This property is perfectly suited for professional office and medical professional use. Valleypointe offers space within close proximity to several local amenities including: - Roanoke Regional Airport - Valley View Mall - Downtown Roanoke

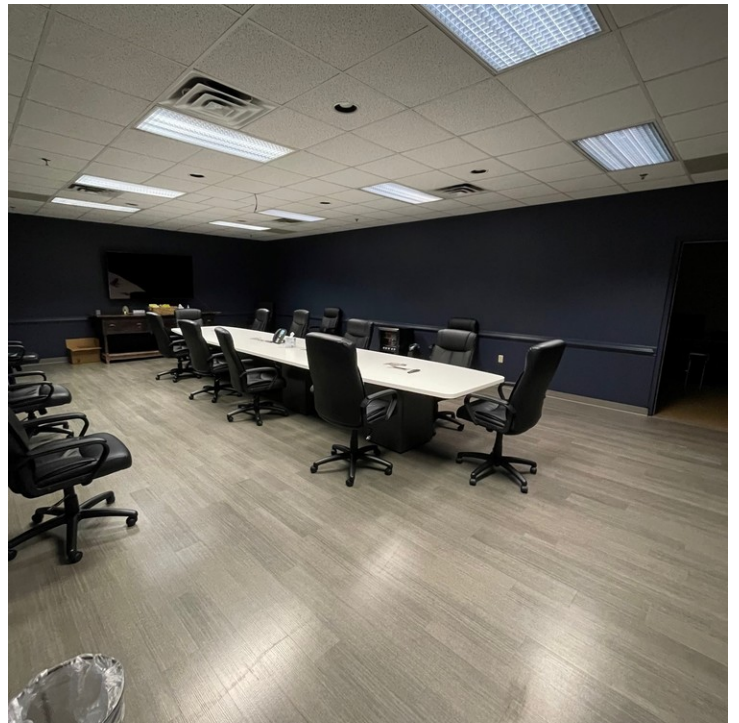


**STEPHEN PENDERGRASS**

Vice President  
540.855.3655  
spendergrass@poccronk.com

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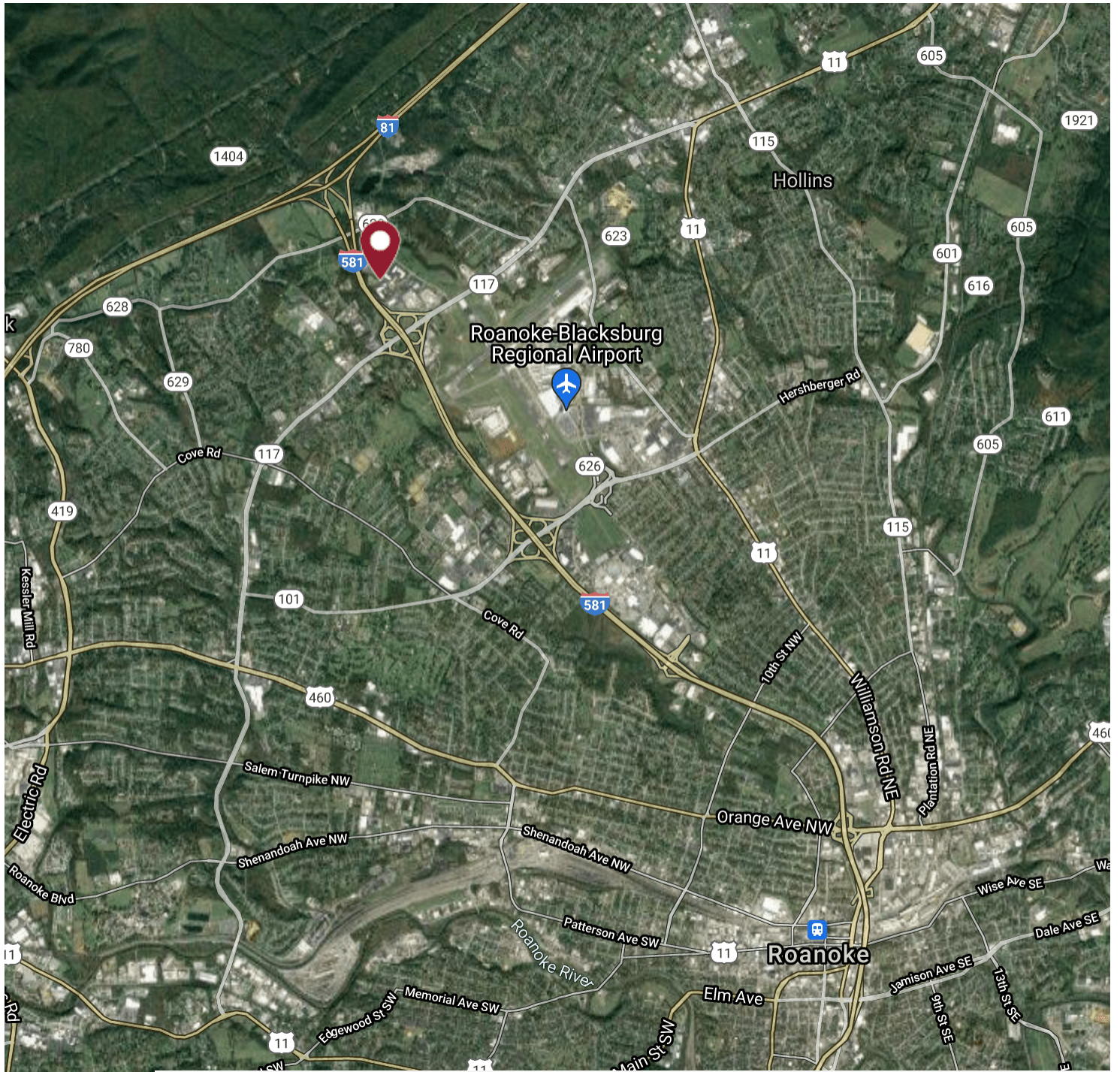
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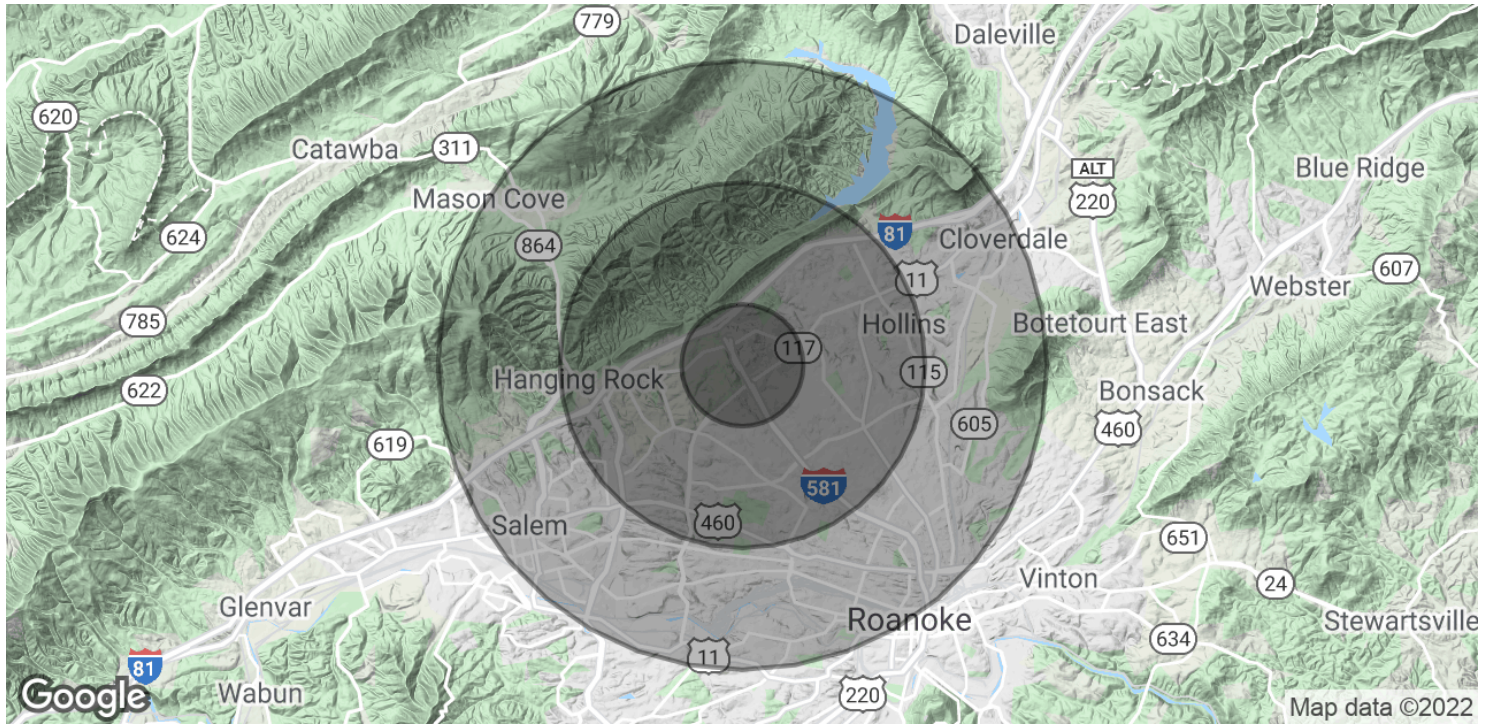


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,613	38,990	102,499
Average Age	41.6	40.3	38.6
Average Age (Male)	39.9	37.8	35.9
Average Age (Female)	42.3	42.3	41.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,946	16,690	43,565
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$63,546	\$52,010	\$48,946
Average House Value		\$169,026	\$179,105

\* Demographic data derived from 2010 US Census



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