

HERSHBERGER PLAZA

2840 HERSHBERGER RD ROANOKE, VA 24017



OFFERING SUMMARY

Available SF: 1,225 - 4,717 SF

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

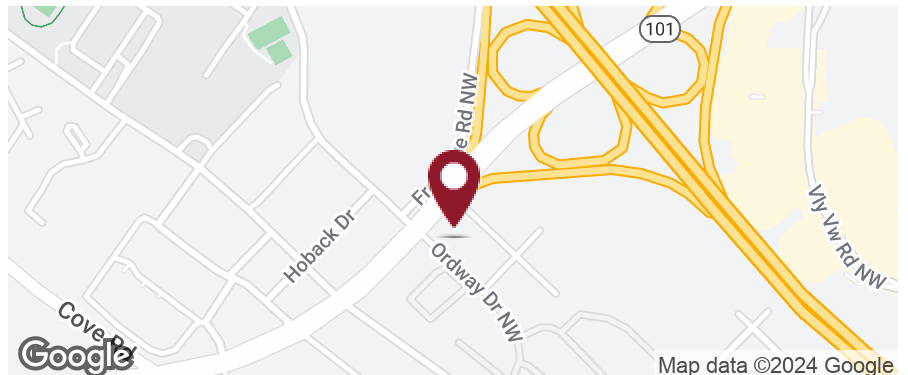
Lot Size: 0.58 Acres

Zoning: CG

Market: North Roanoke

PROPERTY OVERVIEW

Outstanding office space extending across two floors offers the flexibility to be divided into three distinct sections or leased as a unified unit. The first floor features ample office space, a versatile open-plan layout, and private office suites that can be easily customized to suit your needs. The upstairs level features a creative loft, with an open floor plan with individual offices ideally suited for the expansion of a small business.



BRYAN MUSSELWHITE, CCIM

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EVAN ZACHMANN

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2840 HERSHBERGER RD ROANOKE, VA 24017



MARKETED FOR LEASE BY BRYAN MUSSELWHITE
POE & CRONK REAL ESTATE GROUP | 540.982.2444



CONVENIENTLY LOCATED JUST OFF INTERSTATE 581
MINUTES AWAY FROM THE ROANOKE AIRPORT



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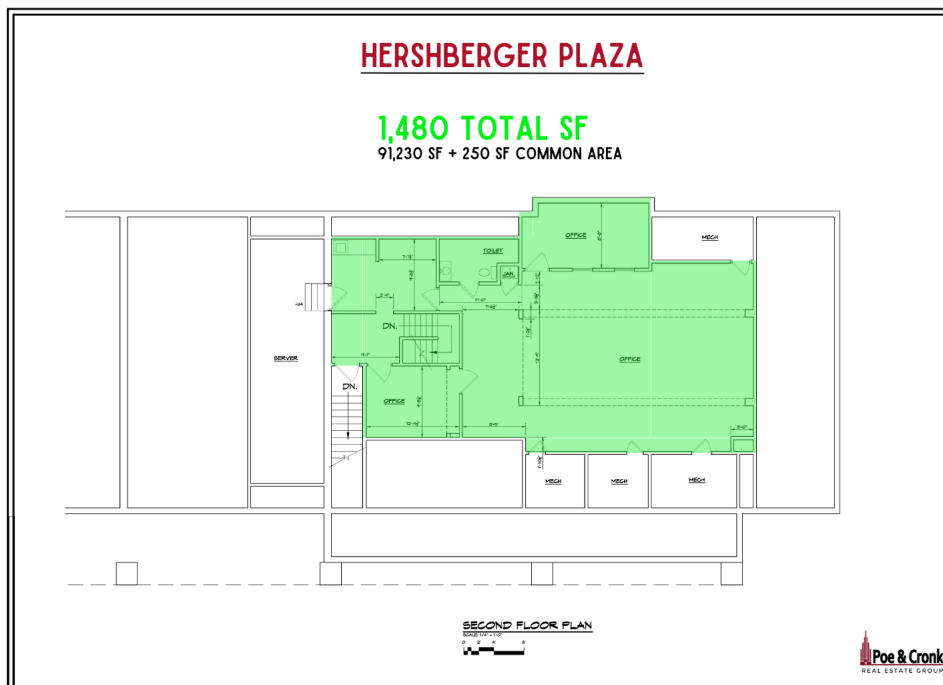
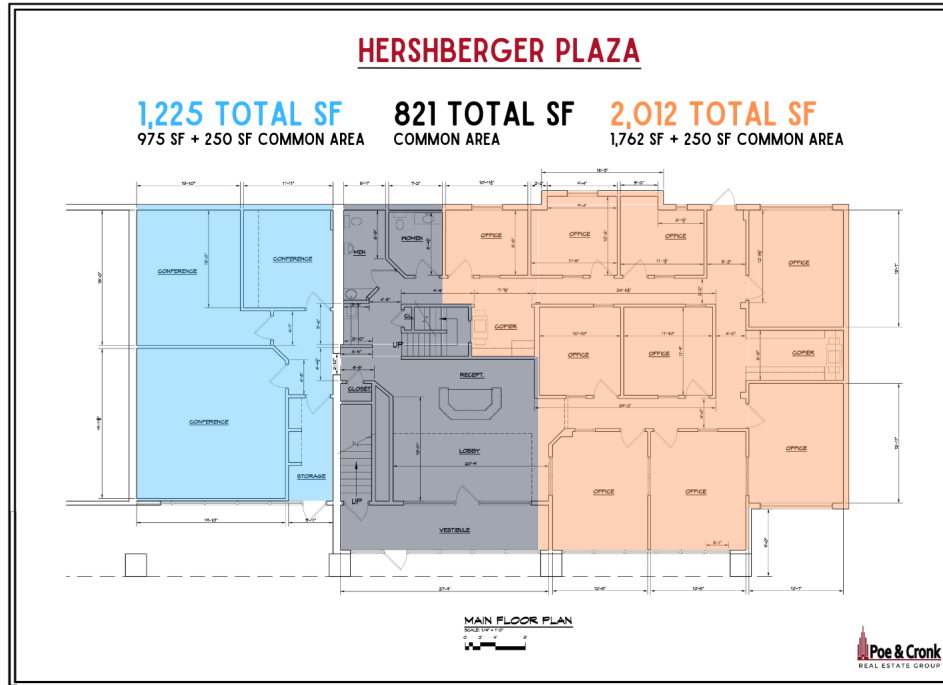
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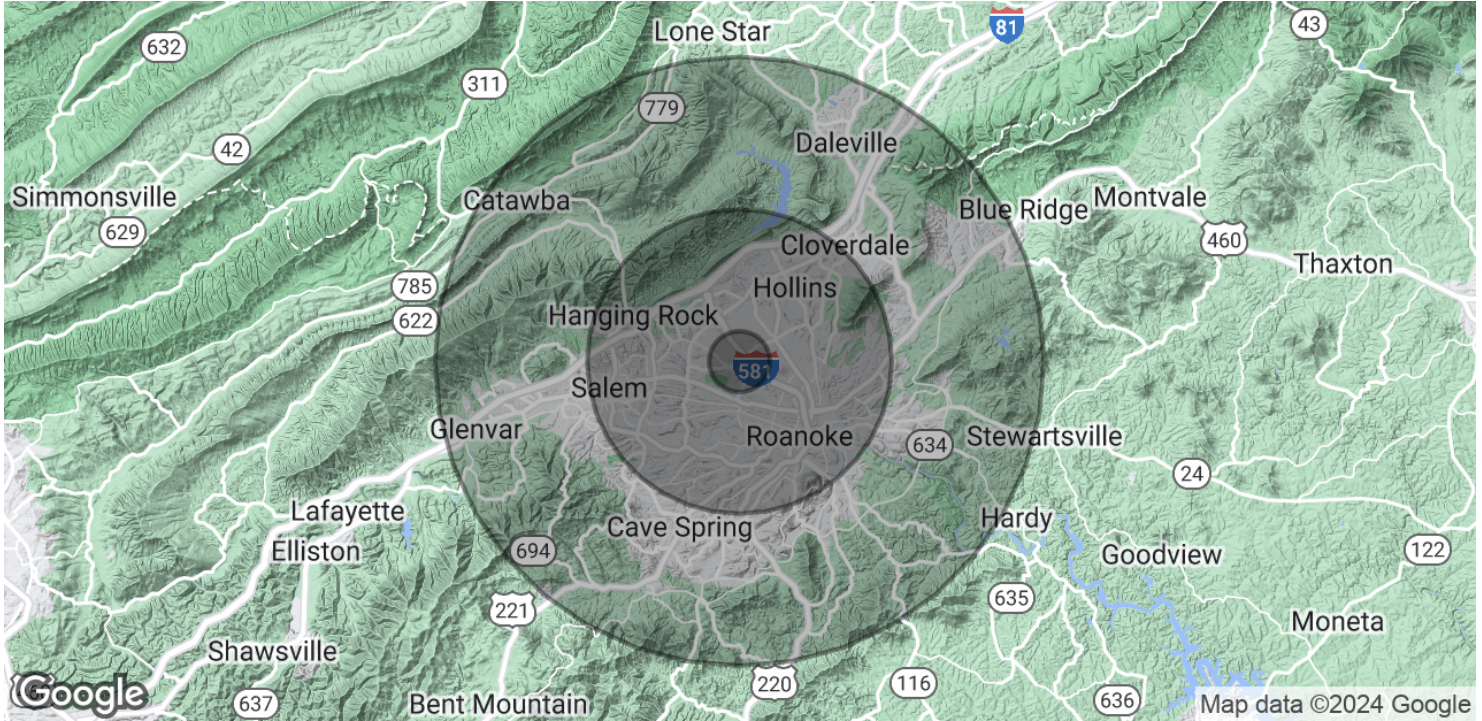
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,423	140,609	229,882
Average Age	41.4	40.0	41.8
Average Age (Male)	38.2	38.5	40.1
Average Age (Female)	44.4	41.4	43.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,682	65,375	104,033
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$44,248	\$60,792	\$70,860
Average House Value	\$118,366	\$174,189	\$200,534

2020 American Community Survey (ACS)



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