

315 MARKET STREET - SUITE 201

315 MARKET ST SE ROANOKE, VA 24011



OFFERING SUMMARY

Available SF: 1,600 SF

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

Year Built: 1915

Zoning: D

PROPERTY OVERVIEW

Presented for Lease by Bryan Musselwhite, CCIM of Poe & Cronk Real Estate Group, this 1,600 sf second-level office space is ready for occupancy.

The space features highly sought-after exposed brick walls with plenty of natural light. A perfect blend of open areas and (2) private offices. Located in the hub of Downtown Roanoke enjoy exceptional walkability to your favorite restaurants and shopping. Various parking options are located less than a block away.

A fantastic opportunity in the heart of Downtown Roanoke! Contact Bryan Musselwhite, CCIM to learn more.

PROPERTY HIGHLIGHTS

- Open Layout
- 2 Private Offices
- Exceptional Walkability

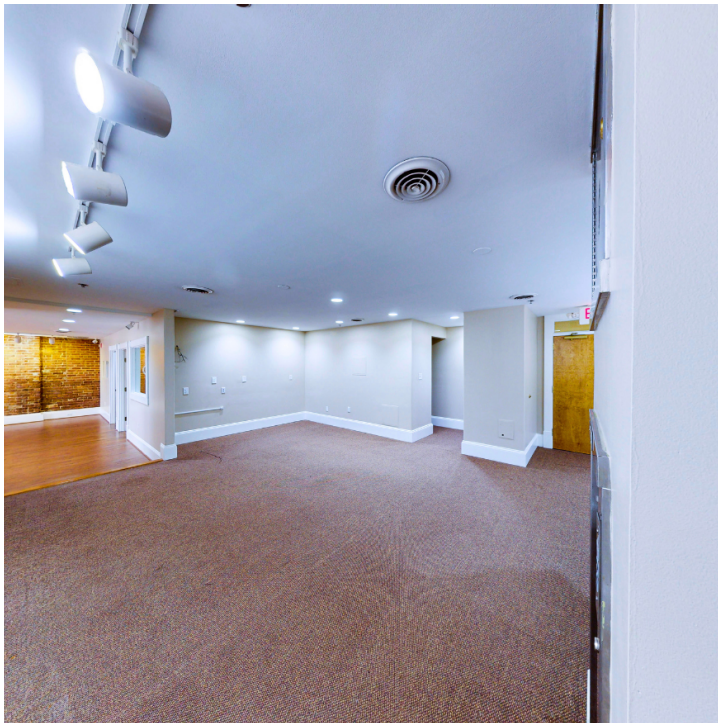


BRYAN MUSSELWHITE, CCIM

Senior Vice President
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MARKETED FOR LEASE BY BRYAN MUSSELWHITE, CCIM
POE & CRONK REAL ESTATE GROUP | 540.982.2444



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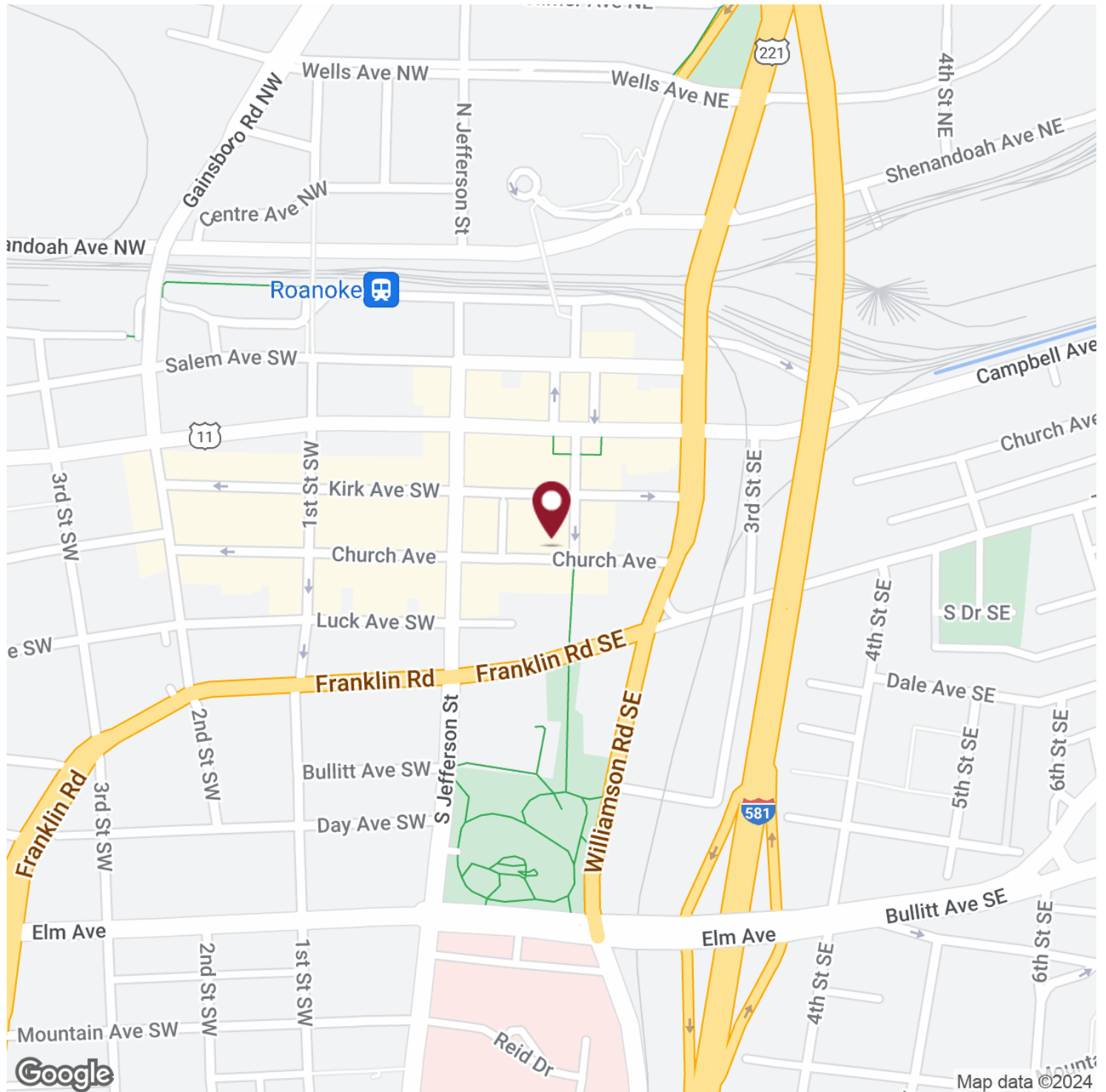
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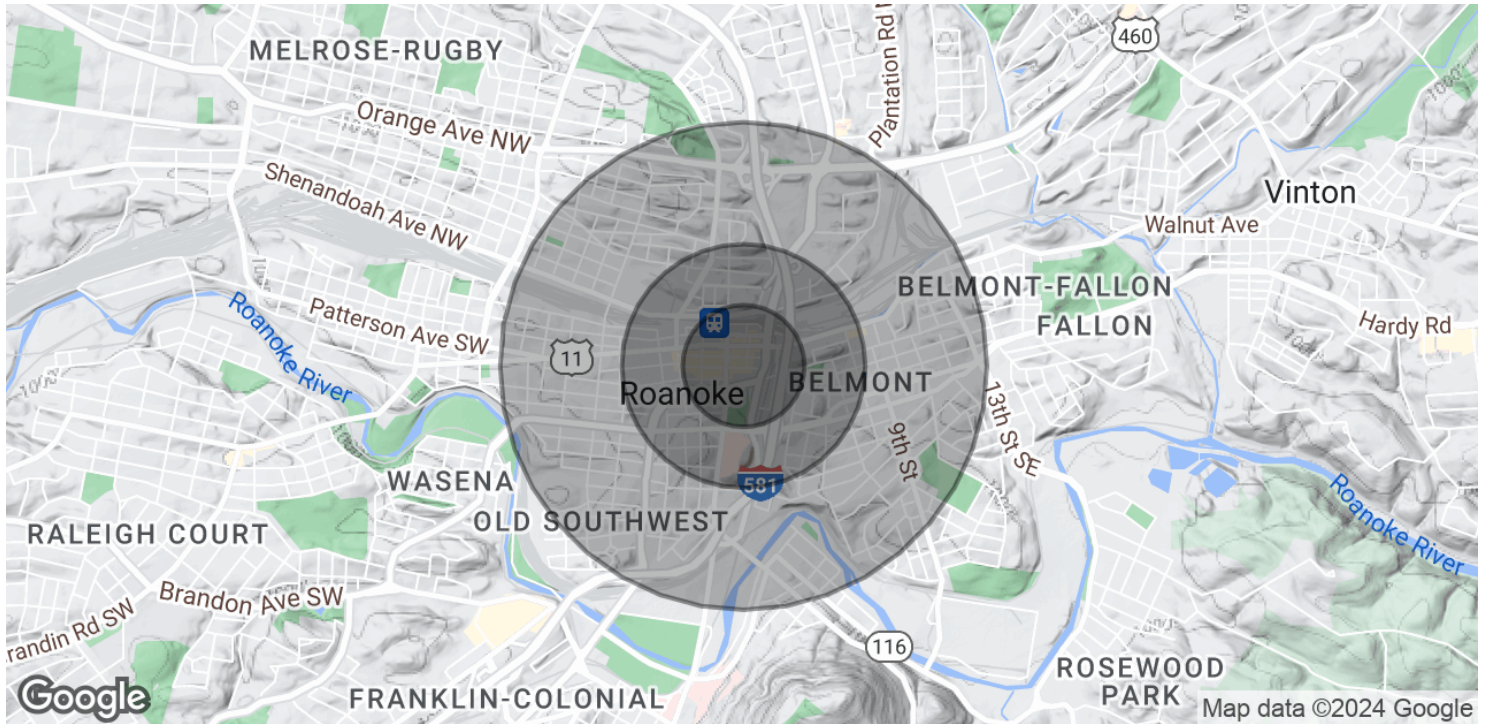
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	637	2,822	11,117
Average Age	30.1	33.7	36.5
Average Age (Male)	35.0	35.0	35.9
Average Age (Female)	27.6	37.6	40.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	387	1,601	5,982
# of Persons per HH	1.6	1.8	1.9
Average HH Income	\$79,342	\$59,155	\$47,214
Average House Value	\$754,536	\$385,389	\$216,288

2020 American Community Survey (ACS)



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