



THALHIMER

OFFICE FOR SALE
2772 Electric Road
Roanoke, VA 24018



For more information, contact:

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BARRY WARD
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Wells Fargo Tower
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Property Features

- 13,203 SF on 0.75 AC
- Signature property on Electric Road
- Ideal location in Southwest Roanoke
- Ample parking
- Great signage opportunities

Specifications

Total Size	13,203 SF
Available SF	13,203 SF
Timing	Available immediately
Sale Price	\$2,800,000
Zoning	C-1

Demographics

	1 Mile	3 Miles	5 Miles
Population	8,980	46,579	107,266
No. of Households	3,986	20,674	46,390
Avg. HH Income	\$79,833	\$89,801	\$82,546
Daytime Population	8,276	51,497	135,249

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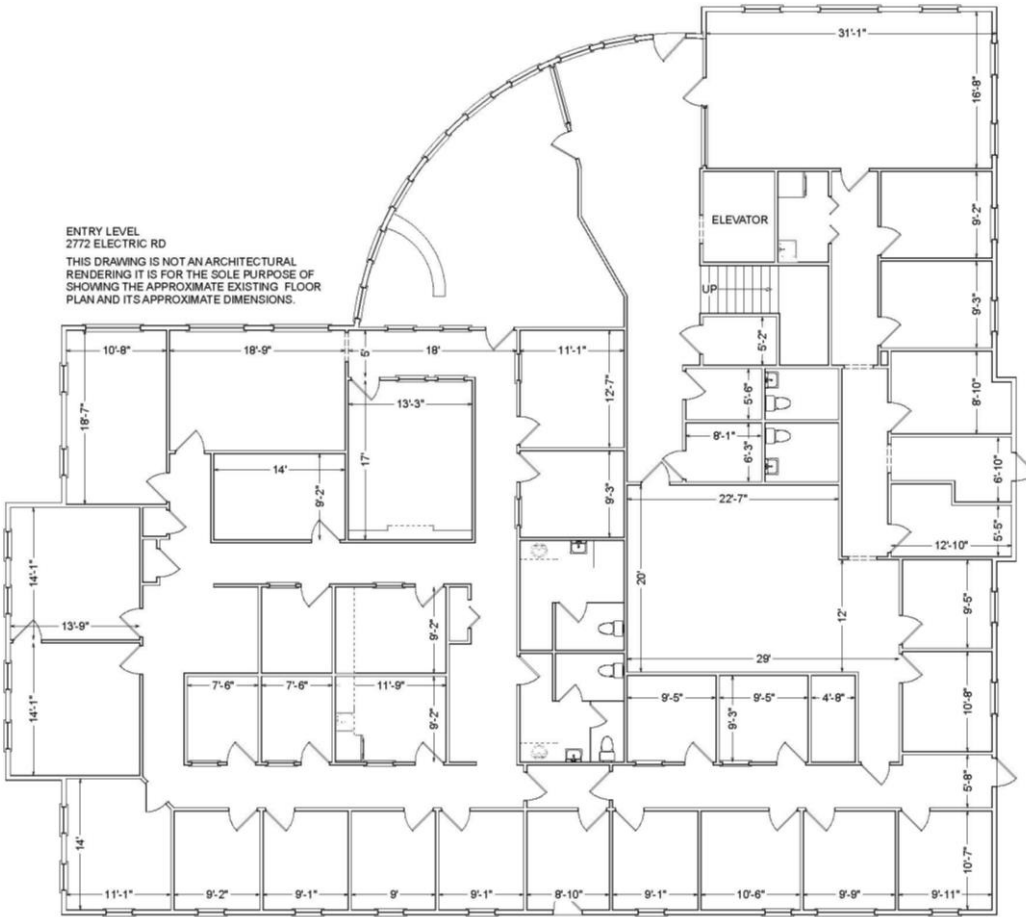
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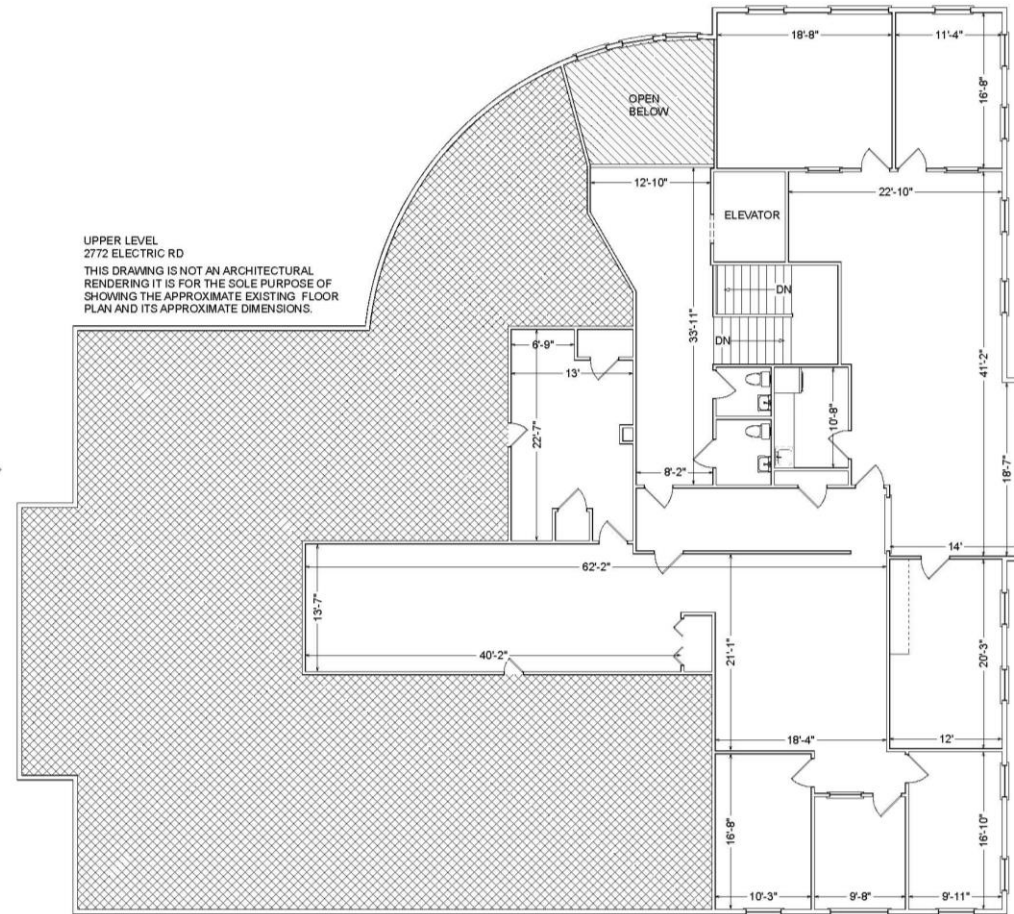
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ENTRY LEVEL
2772 ELECTRIC RD
THIS DRAWING IS NOT AN ARCHITECTURAL RENDERING IT IS FOR THE SOLE PURPOSE OF SHOWING THE APPROXIMATE EXISTING FLOOR PLAN AND ITS APPROXIMATE DIMENSIONS.



UPPER LEVEL
2772 ELECTRIC RD
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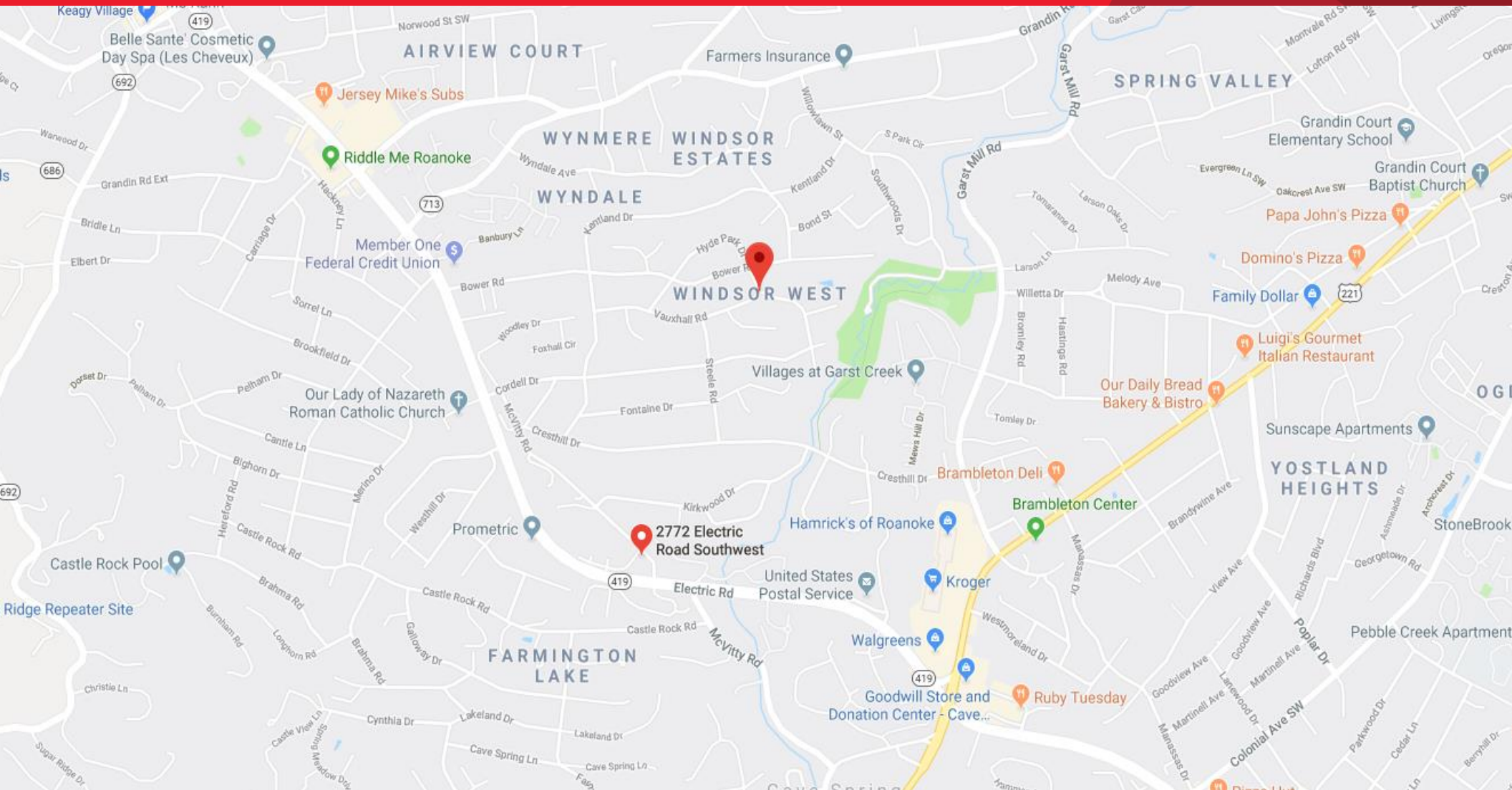
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