



**THALHIMER**

OFFICE BUILDING FOR SALE

# Fountain Square

1315 2<sup>nd</sup> Street SW | Roanoke, VA 24016



For more information, contact:

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### Property Features

- 27,363 SF office building on 1.21 AC
- 96 parking spaces onsite
- 70% occupancy – opportunity to add value!
- Neighborhood setting near downtown Roanoke and Virginia Tech Carilion School of Medicine
- Unique multi-tenant office opportunity in Roanoke

#### Specifications

Total Size	27,363
Timing	Available immediately
Sale Price	\$2,250,000.00
Parking	96 spaces
Year Built	1973

#### Demographics

	1 Mile	3 Miles	5 Miles
Population	12,113	70,606	144,677
No. of Households	5,407	30,845	63,012
Avg. HH Income	\$67,509	\$64,038	\$67,101
Daytime Population	43,106	93,530	176,969

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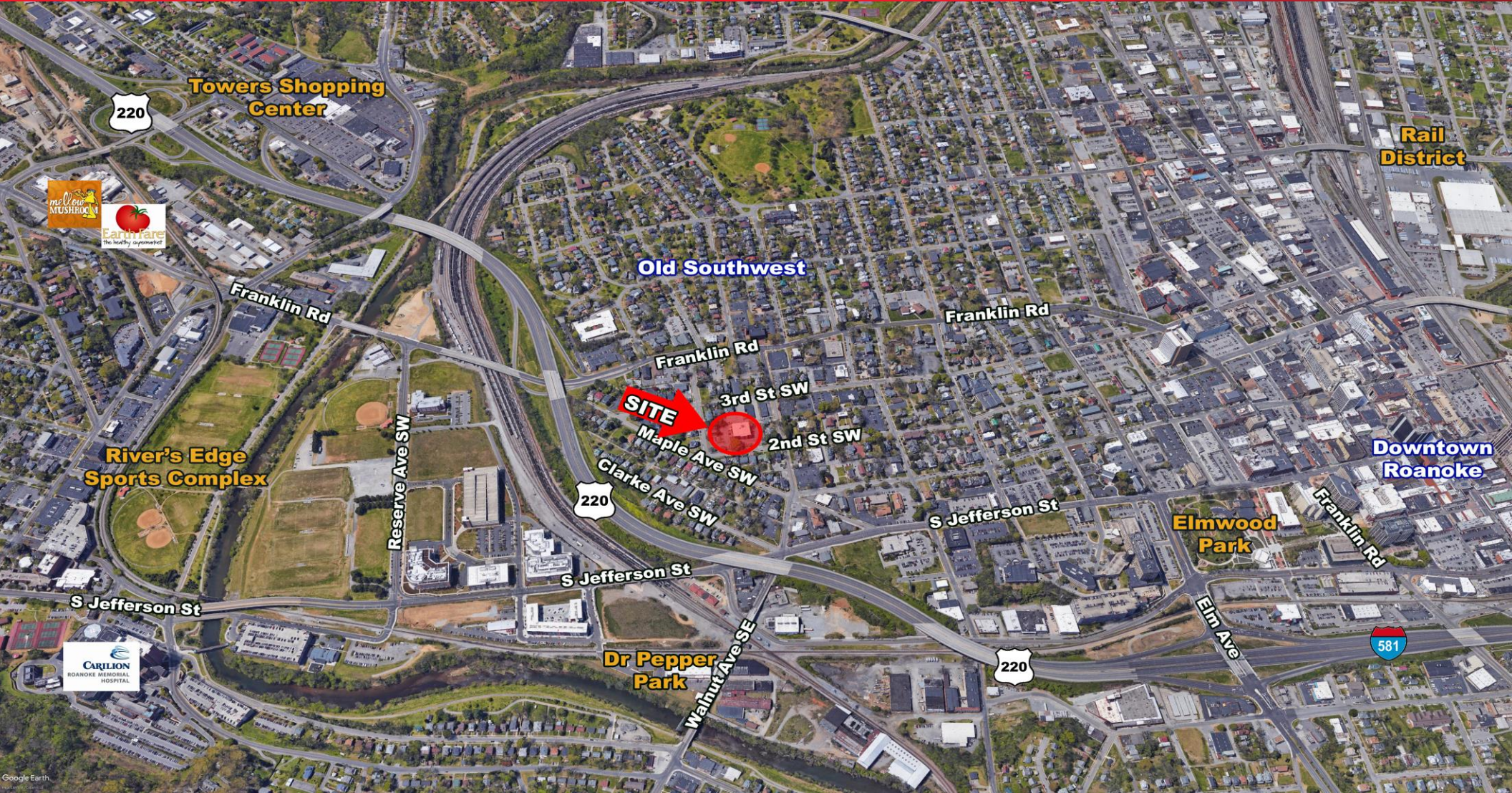


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