



THALHIMER

OFFICE BUILDING FOR SALE
5681 Starkey Road
Roanoke, VA 24018

PRICE REDUCTION - \$319,000.00



For more information, contact:

JESSICA JOHNSON, CCIM
Vice President
540 767 3006
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Wells Fargo Tower
10 S. Jefferson Street, Suite 1750
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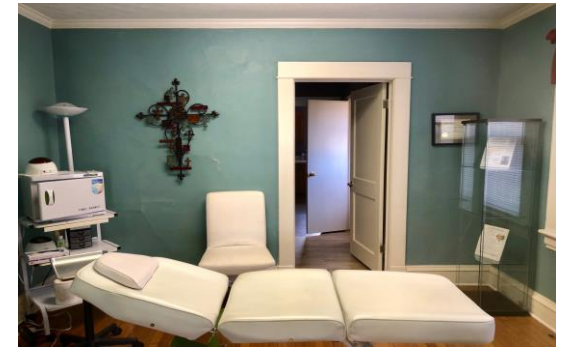
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Property Features

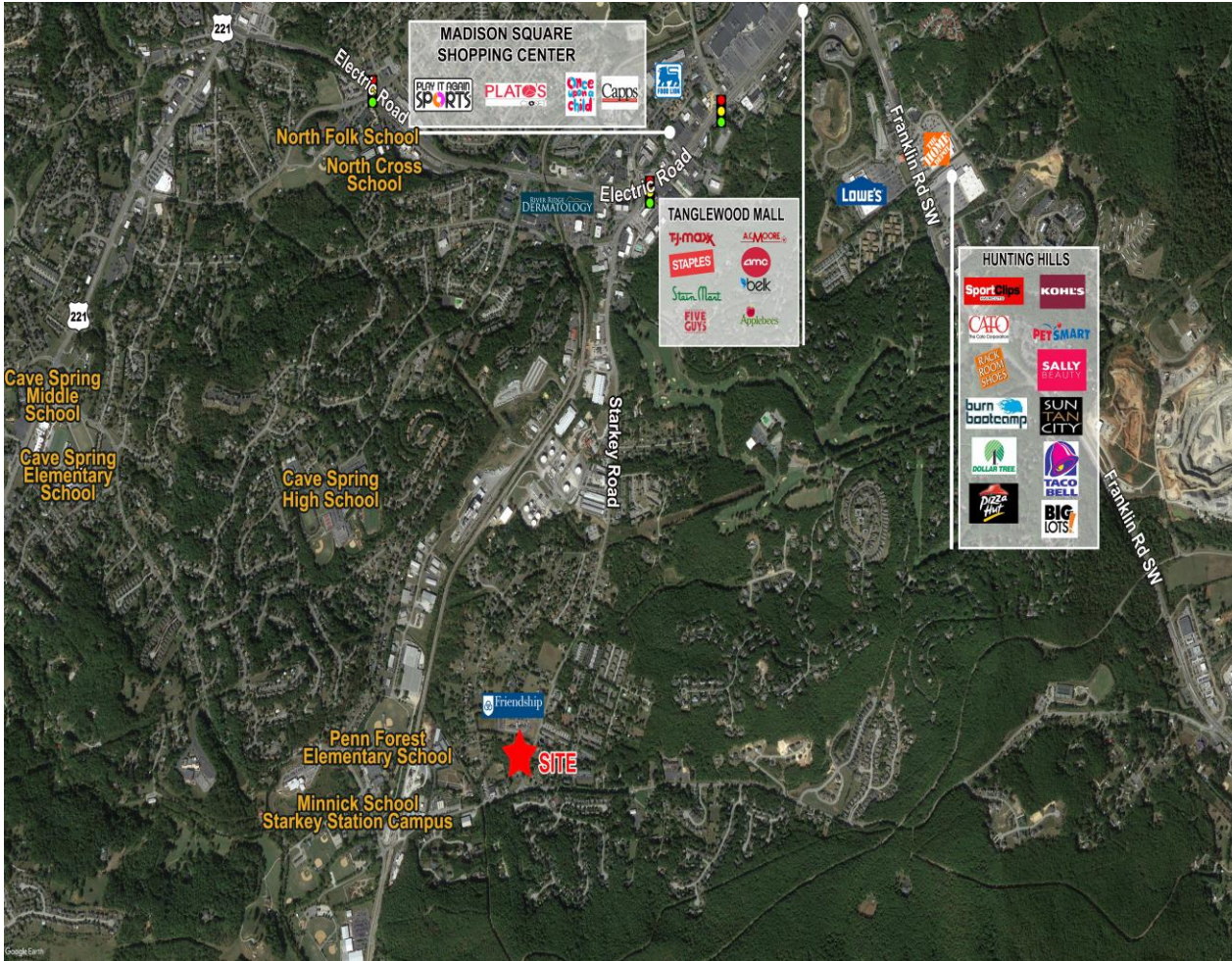
- Prime location central to high household income
- Immediate access to Electric Road/419 corridor
- 35,000 VPD at Starkey Rd and Electric Rd Intersection | 8,500 VPD on Starkey Road
- Storage building in rear with income
- 4+ exam rooms
- Approved for 5,000+ SF expansion with plans
- Ample onsite parking
- **\$319,000.00 Price Reduction**

Specifications

Total Acres	1.24
Building SF (Main)	1,658 SF
Price	\$319,000.00
Parking	On-site

Area Demographics

	1 mile	3 miles	5 miles
Population	4,277	29,455	73,649
Households	1,936	13,246	33,462
Household Income	\$105,190	\$88,005	\$78,793
Households with incomes >\$50K	74.3%	66.6%	60.2%
Daytime Population	3,538	30,766	91,352



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