

RETAIL FOR LEASE
Former Bank Building

1828 Electric Road | Roanoke, VA



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Wells Fargo Tower
 10 S. Jefferson Street, Suite 1750
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Property Features

- Strong retail corridor
- High daytime population with residential density
- Close proximity to healthcare/large employers/schools
- 2 mile ring: Medical personnel: 2,000+
Visitors/Patients: 4,000+ daily
- 4 points of direct egress on state highway and city street
- 2,603 SF building
- 1.05 AC on corner
- Drive thru window entitlement
- High traffic counts (AM and PM)
- Traffic signal on Highway 419
- Available for ground lease
- Lease Rate: \$105,000 (YR/NNN)

Demographics

	1 Mile	2 Miles	3 Miles	5 Miles
Population	4,508	21,744	45,747	114,074
No. of Households	2,108	9,404	20,514	50,044
Avg. HH Income	\$81,975	\$87,266	\$83,772	\$81,050
Daytime Population	1,616	24,047	26,649	65,772

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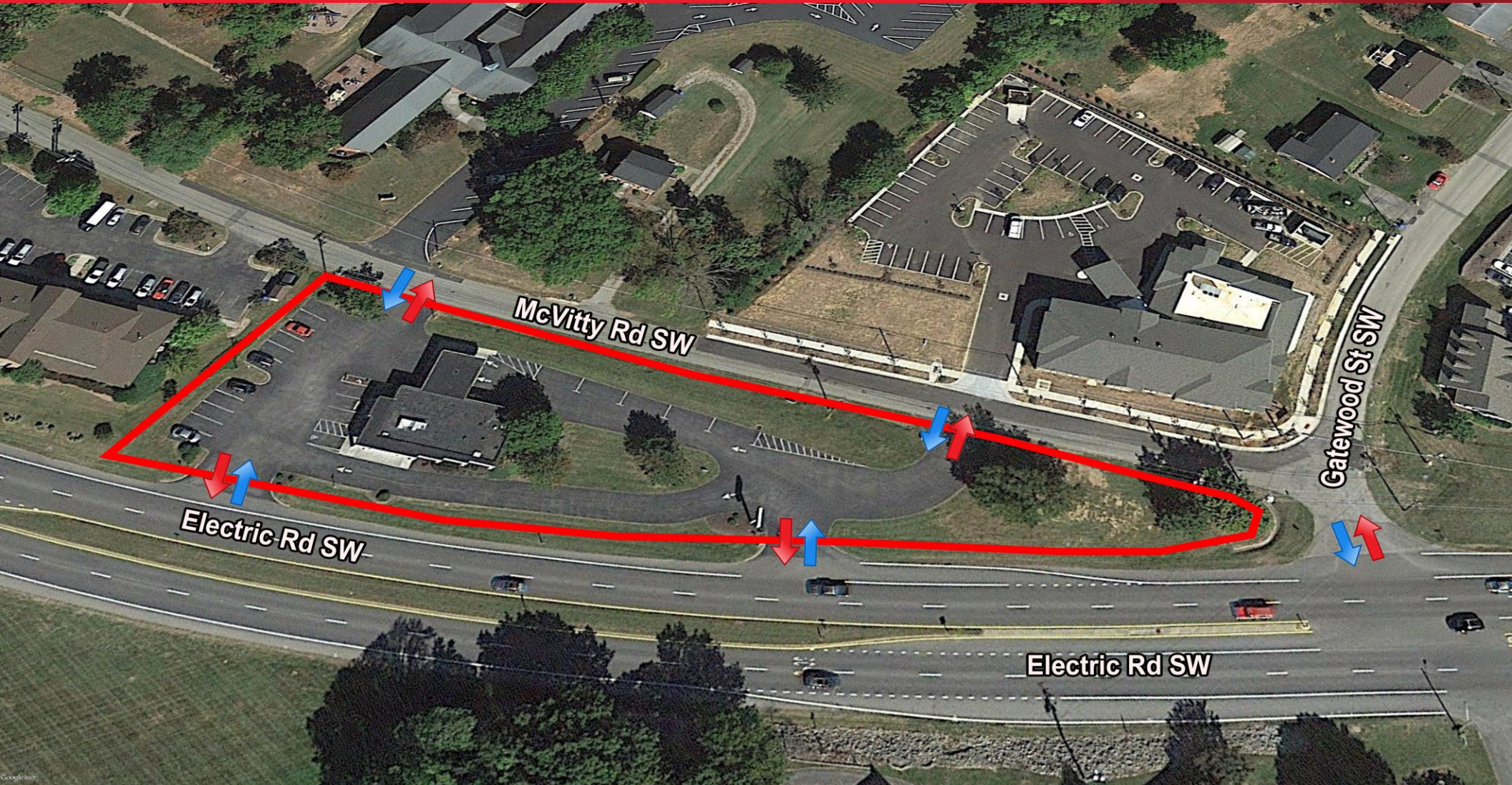
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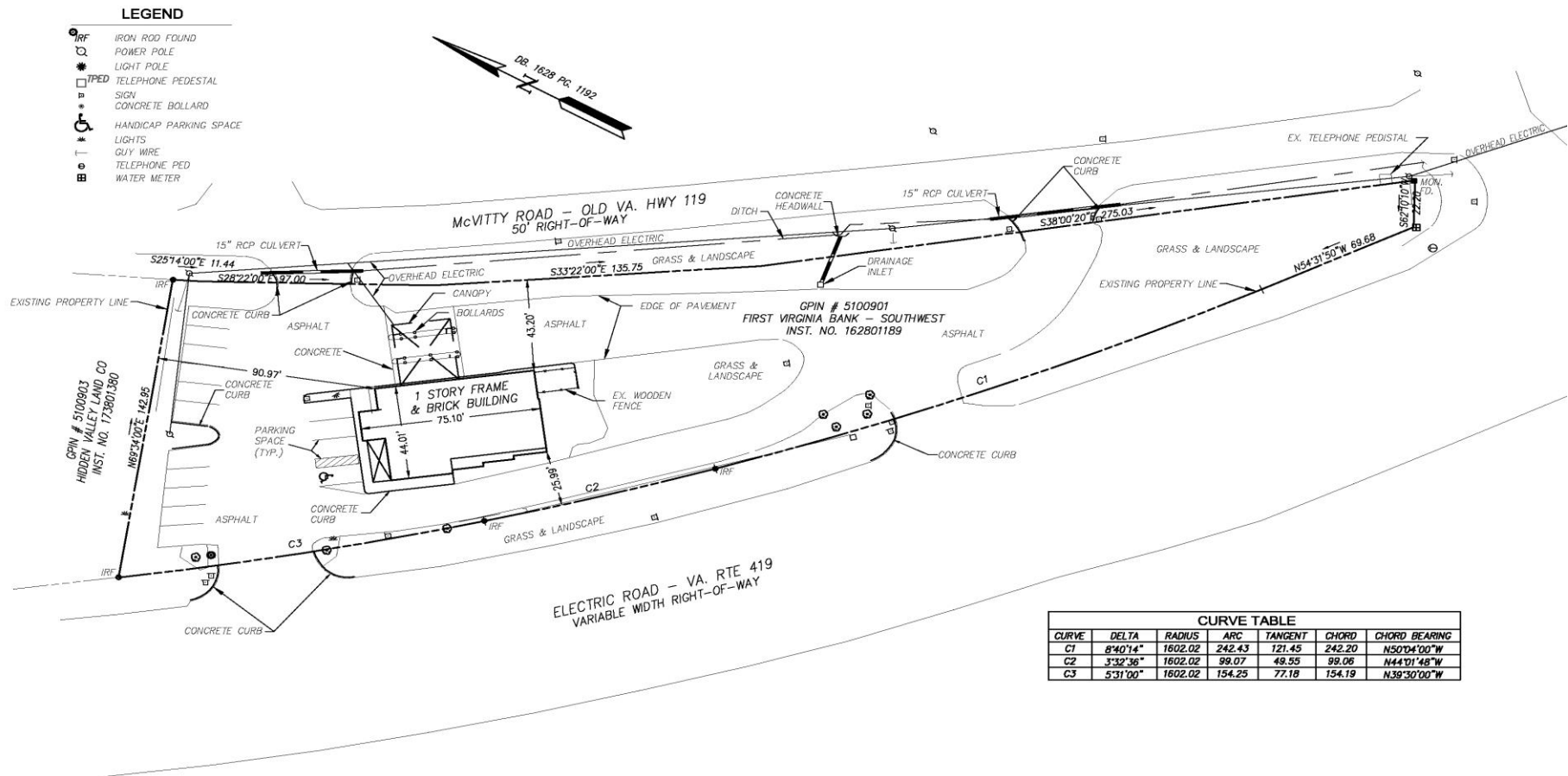
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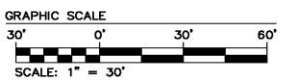


- LEGEND**
- IRF IRON ROD FOUND
 - POWER POLE
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - SIGN
 - CONCRETE BOLLARD
 - HANDICAP PARKING SPACE
 - LIGHTS
 - GUY WIRE
 - TELEPHONE PED
 - WATER METER

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	8°40'14"	1602.02	242.43	121.45	242.20	N50°04'00"W
C2	3°32'36"	1602.02	99.07	49.55	99.06	N44°01'48"W
C3	5°31'00"	1602.02	154.25	77.18	154.19	N39°30'00"W

- NOTES:**
- PROPERTY LINES AND RIGHT OF WAY INFORMATION SHOWN PER PLAT PREPARED BY I. P. PARKER & SON ENGINEERS & SURVEYORS, LTD., DATED SEPTEMBER 6, 1990 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1628 PAGE 1192
 - NOT ALL SITE IMPROVEMENTS ARE SHOWN
 - THIS IS NOT A BOUNDARY SURVEY NOR WAS IT PREPARED WITH THE BENEFIT OF A TITLE REPORT



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