



NOW AVAILABLE FOR LEASE
RESTAURANT / LOBBY BAR / CATERING KITCHEN

611 S. JEFFERSON STREET
ROANOKE, VA 24011



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EXECUTIVE SUMMARY

Cushman & Wakefield | Thalhimer is pleased to present a leasing opportunity at 611 S. Jefferson Street, a landmark building in downtown Roanoke, Virginia, better known as the Patrick Henry.

611 S. Jefferson Street offers multiple commercial leasing opportunities within The Patrick Henry, one of Downtown Roanoke's most recognizable landmark buildings. Available spaces include a fully equipped restaurant, lobby bar, catering kitchen, and a second-floor ballroom office opportunity, each offering distinctive historic character, strong downtown positioning, and access to nearby residents, office users, medical employment, government offices, and visitor traffic.

The property provides a rare opportunity for users seeking space with unique character, existing customer base with 133 apartment suites into the Patrick Henry building, and a highly visible setting along Jefferson Street. The restaurant, lobby bar spaces and catering kitchen include existing furniture, fixtures, and equipment, while the ballroom offers a unique setting for a creative office user looking for a memorable and one-of-a-kind environment in the heart of Downtown Roanoke

OPPORTUNITY HIGHLIGHTS

- Restaurant Space available, 3,385 SF, featuring a front internal bar, dining area, kitchen, and existing furniture, fixtures, and equipment.
- Lobby Bar Space available within the historic main lobby, offering a unique setting with existing bar infrastructure, furniture, and seating.
- Catering Kitchen is also available, 809 SF, with direct outdoor access by elevator and flexibility to support food service operations.



THE PATRICK HENRY STORY

The Patrick Henry is one of Downtown Roanoke's most recognizable historic landmarks. Originally opened in 1925 as a premier 300 room hotel, the building was designed to serve Roanoke's growing role as a regional business, rail, and visitor destination. Nearly a century later, the property has been thoughtfully repositioned into a modern mixed-use building while preserving the architectural character that has made it a defining part of the Roanoke skyline.

History of the Patrick Henry Hotel

- **Roanoke Growth:** Following World War I, Roanoke continued to expand around the Norfolk and Western Railway, creating demand for additional upscale lodging in the city.
- **Original Development:** In 1923, local business leader William Wise Boxley led the effort to develop the hotel, helping bring a major civic hospitality project to Downtown Roanoke.
- **Architectural Design:** The Patrick Henry was designed by renowned hotel architect William Lee Stoddart, with James Stewart & Company of New York serving as general contractor.
- **Grand Opening:** Named after American Founding Father Patrick Henry, the 300-room hotel officially opened on November 10, 1925, with more than 2,000 guests in attendance.
- **Historic Recognition:** The property is listed on both the National Register of Historic Places and the Virginia Landmarks Register, reflecting its architectural and cultural importance.

Modern Repositioning

- **Major Renovation:** After years of changing ownership and vacancy, the building underwent a major historic renovation beginning in late 2009.
- **Apartment Conversion:** The \$20 million renovation was completed in June 2011, converting the former hotel into 134 residential apartment units.
- **Mixed Use Setting:** Today, the building includes residential apartments, restaurant space, and retail or office space, creating an active presence at street level.
- **Downtown Anchor:** The Patrick Henry continues to serve as a prominent anchor within the Roanoke Downtown Historic District, connecting the city's past with its continued downtown revitalization.

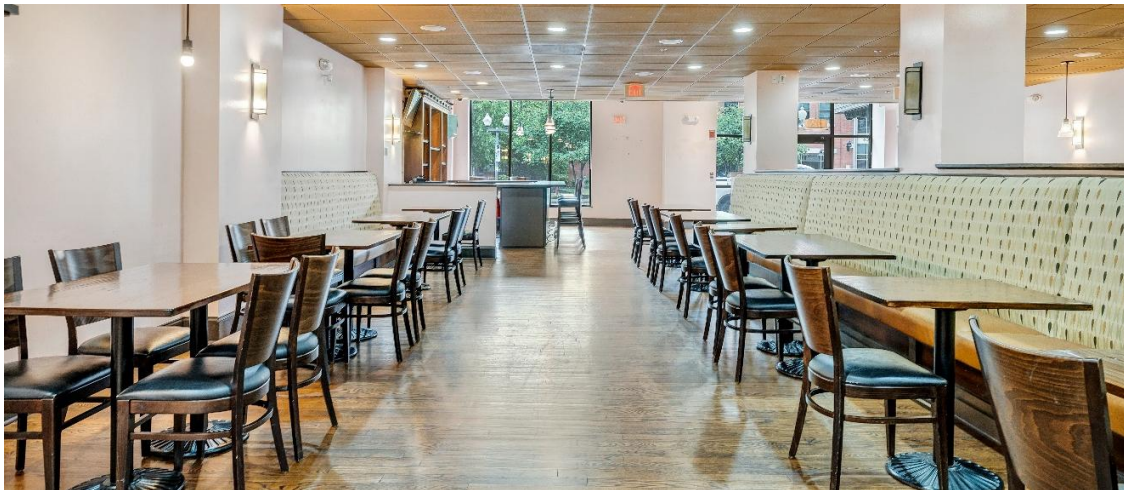


RESTAURANT SPACE AVAILABLE

Fully equipped restaurant opportunity in the heart of Downtown Roanoke within The Patrick Henry. The space includes an internal front bar, dining area, commercial kitchen, and existing furniture, fixtures, and equipment.

Space Overview:

- ± 3,385 SF Available
- \$16.00/SF/Yr Modified Gross / \$4,513 Per Month
- Existing restaurant layout with full commercial kitchen
- Furniture, fixtures, and equipment included
- Adjacent to the Lobby Bar with the opportunity to be offered as adjoining spaces.

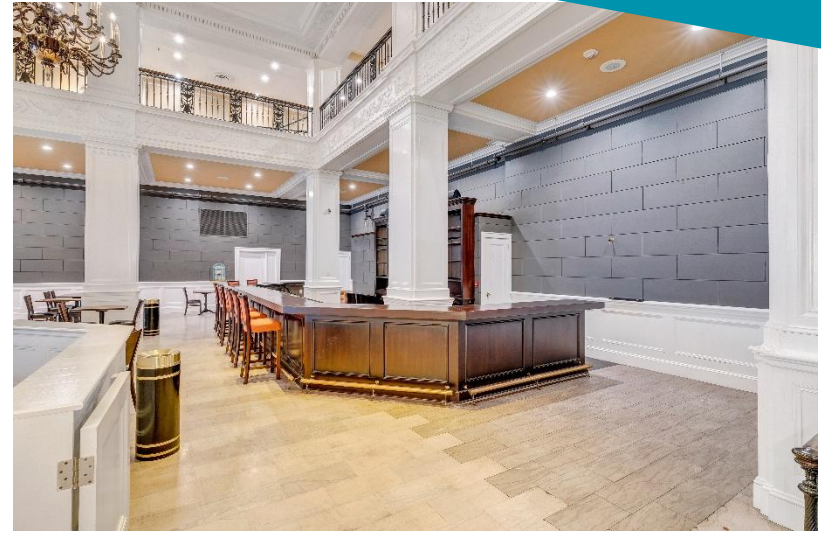


LOBBY BAR SPACE AVAILABLE

Lobby Bar opportunity located within the historic main lobby of The Patrick Henry. The space offers a unique one-of-a-kind setting with existing bar in place, furniture, seating, and charming architectural character throughout.

Space Overview:

- ± 1,500 SF Available / \$2,000 Per Month (Modified Gross)
- Existing Bar layout with additional dining seating
- Furniture, fixtures, and equipment included
- Adjacent to the Restaurant Space with the opportunity to be offered as adjoining spaces.



CATERING KITCHEN AVAILABLE

Full catering kitchen opportunity within The Patrick Henry, offering an existing kitchen setup with equipment, prep space, and support infrastructure in place. The space can serve as a standalone catering kitchen or as a complementary support kitchen for the restaurant, lobby bar, or event related operations within the building of Ball Room Space.

Space Overview:

- ± 809 SF Available / Lease Rate: Negotiable
- Ease of ingress and egress with direct access to the exterior of the building via service corridor





DEMOGRAPHICS



234,640

10 MILE POPULATION



\$96,066

10 MILE AVERAGE HOUSEHOLD INCOME



256,062

10 MILE DAYTIME POPULATION



100,385

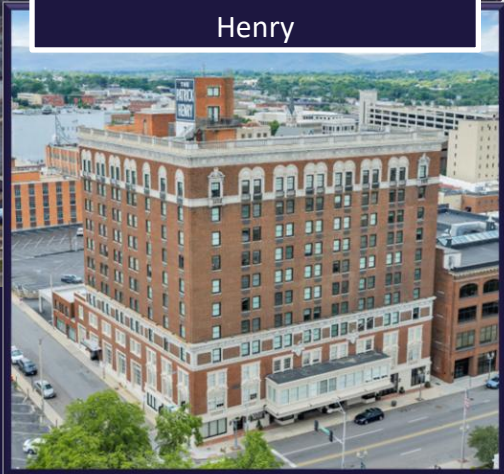
10 MILE # HOUSEHOLDS

	2 MILE	5 MILE	10 MILE
Estimated Population	37,333	145,201	234,640
# Households	17,098	64,266	100,385
Education Bachelors & Above	27.8%	31.0%	33.8%
Average Household Income	\$76,297	\$85,671	\$100,385
Daytime Population	59,426	170,047	256,062
Median Age	37.7	41.1	42.5

DOWNTOWN ROANOKE



The Patrick Henry



LEADING EMPLOYERS

LEADING EMPLOYERS IN THE ROANOKE REGION

COMPANY	INDUSTRY	EMPLOYMENT RANGE
Carilion Clinic	Health Care	10,000+
Wells Fargo Bank	Banking	1,000-2,999
HCA Health System	Health Care	1,000-2,999
Kroger	Regional Headquarters and Retail	1,000-2,999
Walmart	Retail	1,000-2,999
UPS	Logistics	1,000-2,999
WestRock	Manufacturing (paper)	1,000-2,999
Altec Industries	Manufacturing (Utility vehicles)	1,000-2,999
Ply Gem Lineal	Manufacturing (Windows)	500-999
Advance Auto	Retail and Office	500-999
Food Lion	Retail	500-999
Lowe's Home Centers	Retail	500-999
Yokohama Tire Corp	Manufacturing (Tires)	500-999
Friendship Retirement Community	Retirement Community	500-999
Elbit Systems	Manufacturing (Night Vision/Optical)	500-999
Anthem	Insurance/Customer Service	500-999
Roanoke College	Higher Education	500-999
Metalsa	Manufacturing (vehicle frames)	500-999
Carter Machinery	Heavy Equipment Sales/Service	250-499
Trinity Packaging Corporation (ProAmpac)	Manufacturing (Plastics/Packaging)	250-499
Integrity Windows (Marvin)	Manufacturing (Windows)	250-499
Richfield Living	Health Care	250-499

INDUSTRY COMPOSITION

INDUSTRY	PERCENTAGE
Health Care & Social Assistance	17.80%
Retail Trade	10.80%
Manufacturing	10.30%
Accommodations & Food Services	7.30%
Educational Services	7.00%
Construction	6.50%
Transportation & Warehousing	5.50%
Administrative Support, Waste and Remediation	5.30%
Professional, Scientific, and Tech Service	5.20%
Other Services	4.80%
Remaining Industries	19.50%

Sources: Virginia Employment Commission, Quarterly Census of Employment and Wages, Dun & Bradstreet, 2021



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(Additional Space Available in the Patrick Henry – Inquire for More Details)

FOR MORE INFORMATION, CONTACT:

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