

3904 Franklin Road, Roanoke, VA 24014

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Offered for Sublease: Attractive, expansive, second level space with two exterior entrances, abundant windows and ample parking. Currently built out with 20+ generously sized private offices, multiple conference rooms, kitchenette and restrooms. Floorplan attached. Competitively priced and available for occupancy immediately. Overlease ends September 30, 2028.

## LOCATION DESCRIPTION

Superlatively convenient to US 220 and SR 419--Two traffic arteries that traverse and connect the greater Roanoke area. In close proximity to affluent residential areas, Tanglewood Mall, Downtown Roanoke, and other diverse retail, business and restaurant entities. Less than 15 mins from the Roanoke-Blacksburg Regional Airport, the Valley View Mall area and I-81.

## PROPERTY HIGHLIGHTS

- Sublease: Available for occupancy immediately.
- Attractive, built-out office space
- Supremely convenient location with ample parking

## OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (Full Service)
Available SF:	5,700 SF
Lot Size:	0.83 Acres
Building Size:	13,656 SF

KRISTA VANNOY, CCIM, SIOR  
Vice President & COO

540.342.0881  
kvannoy@waldvogelcommercial.com

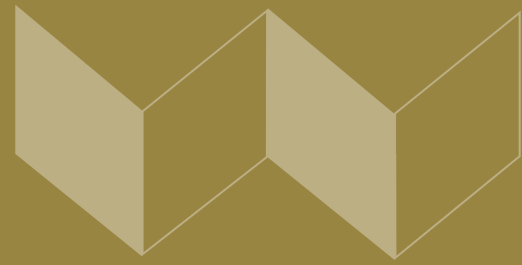
MICHAEL WALDVOGEL, CCIM, SIOR  
President & CEO

540.342.8599  
mwaldvogel@waldvogelcommercial.com



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# PHOTOS



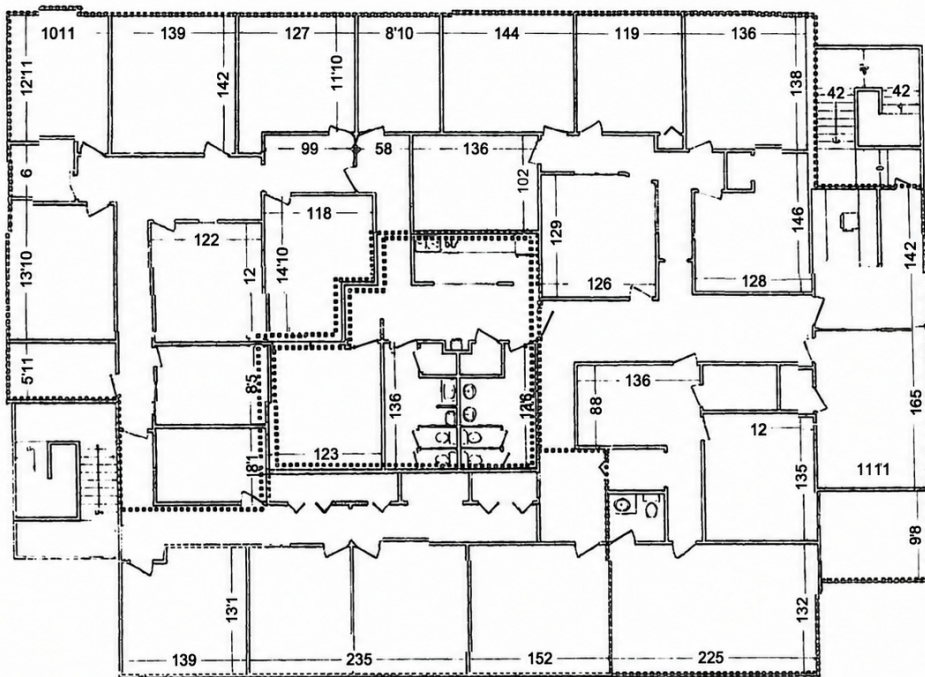
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# FLOORPLAN



UPPER LEVEL  
3904 FRANKLIN ROAD

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

Drawing as of June 2009

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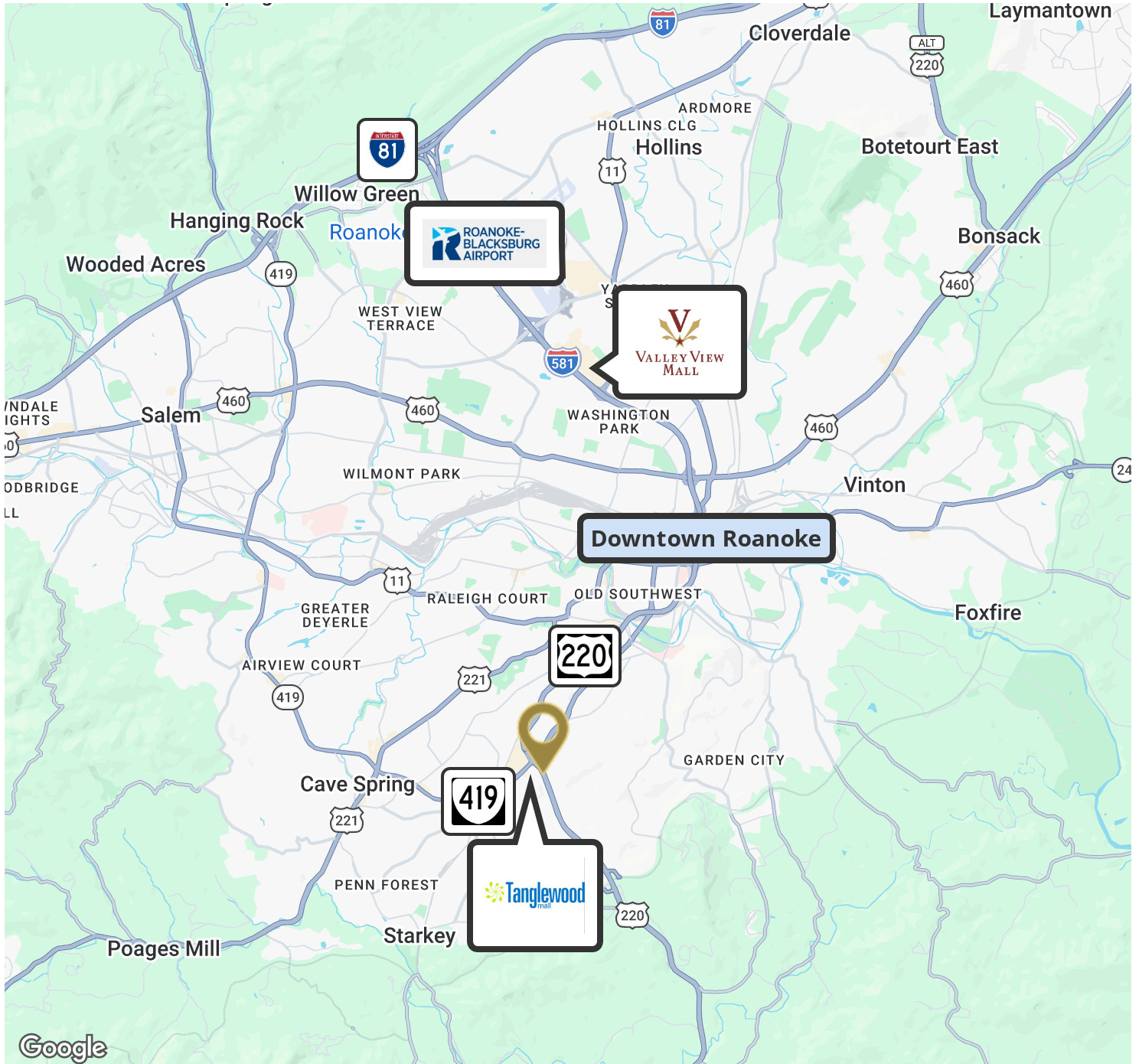
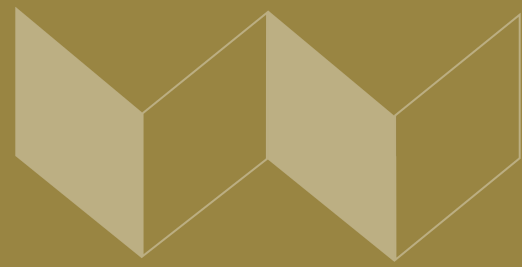
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# CONVENIENT LOCATION



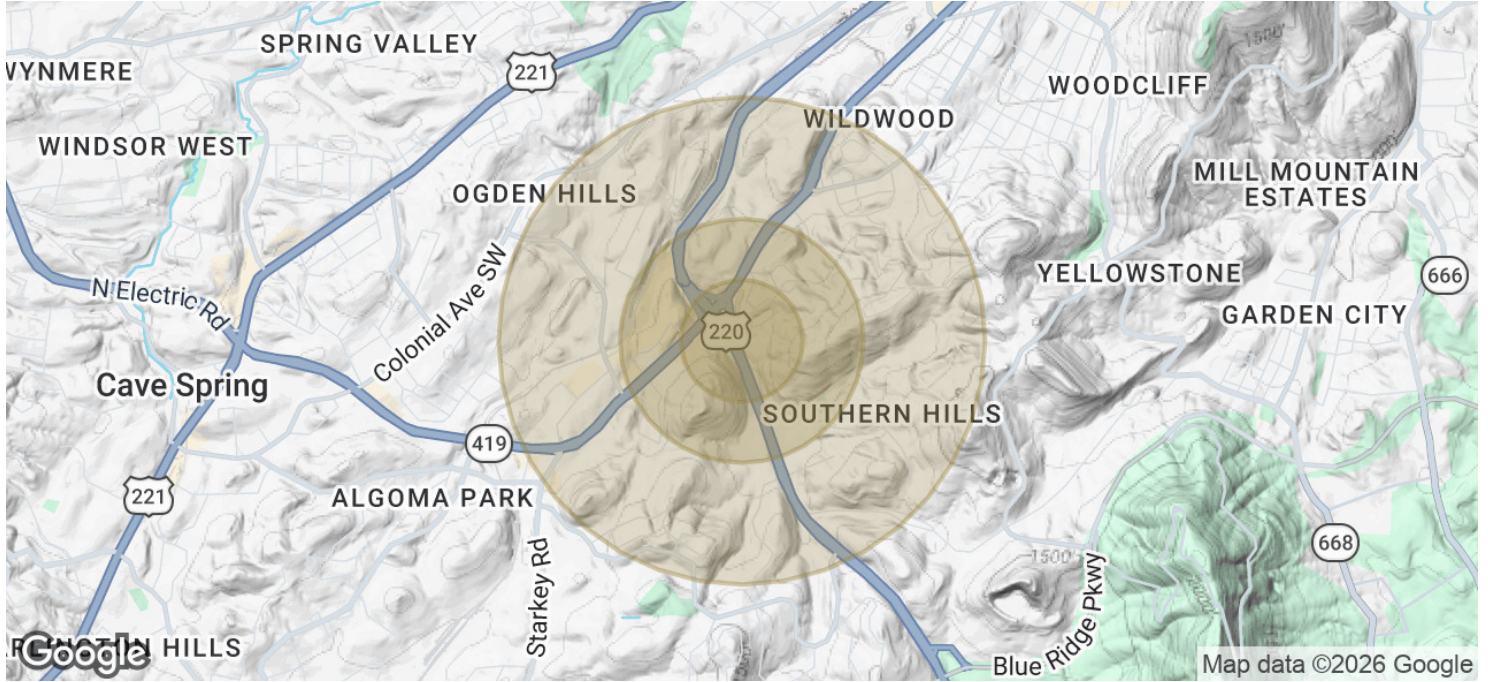
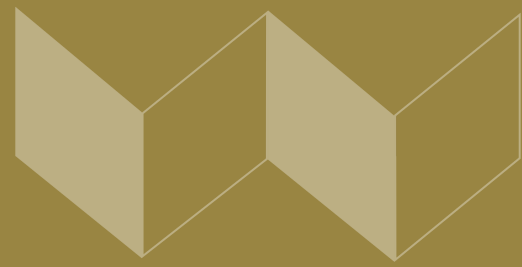
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# DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	275	1,197	6,139
Average Age	58.4	54.0	45.6
Average Age (Male)	59.1	54.5	47.0
Average Age (Female)	57.1	54.2	46.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	118	555	2,865
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$162,148	\$137,584	\$130,601
Average House Value	\$509,695	\$472,469	\$404,437

2023 American Community Survey (ACS)

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