

2727 Franklin Road, SW Roanoke, VA 24014

# PROPERTY FOR LEASE



VIDEO

## OFFERING SUMMARY

Lease Rate:	\$12.75 SF/yr (NNN)
Number of Units:	2
Available SF:	10,923 SF
Lot Size:	2.12 Acres
Building Size:	27,690 SF

## PROPERTY HIGHLIGHTS

- Excellent visibility and impressive curb appeal
- Unparalleled connectivity to I-581 and US 220
- Ample parking on 2.12 acre site
- Professional landscaping and well-maintained exterior
- Modern, versatile office space
- Abundant natural light

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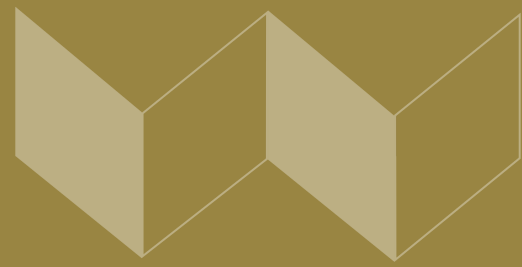
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# PROPERTY DESCRIPTION



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Introducing 2727 Franklin Road, SW, a prime commercial property available for lease in Roanoke, VA. This modern 10,923 SF space offers a versatile floor plan and ample parking for clients and employees. Boasting a coveted location within what has come to be known as Roanoke's Innovation Corridor, recent traffic studies indicate US220/Franklin Road handles around 28,000 AADT.

With its impressive curb appeal, visibility and accessibility, 2727 Franklin Road, SW could be a great opportunity for healthcare administration groups, multi-specialty physician practices, construction and engineering firms, government contractors, workforce-training organizations, insurance/claims operations and other large-scale efforts.

Its proximity to Carilion's expanding health network, the incoming RoVa Labs at Carilion Clinic and the university-driven Fralin Biomedical Institute accords a special appeal for tenants seeking to connect with innovation, biotech and healthcare partners.

## LOCATION DESCRIPTION

The property lies within a cluster of medical, research and professional facilities and is exceptionally connected with direct access to I-581 and US 220 approximately a mile west.

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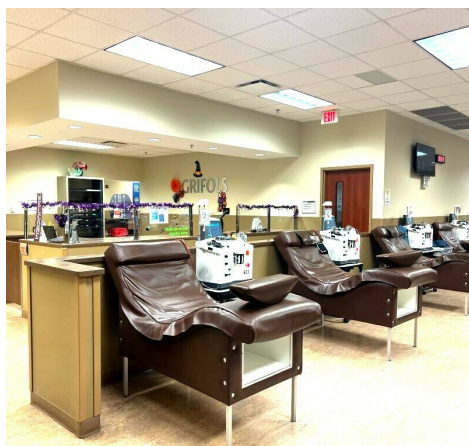
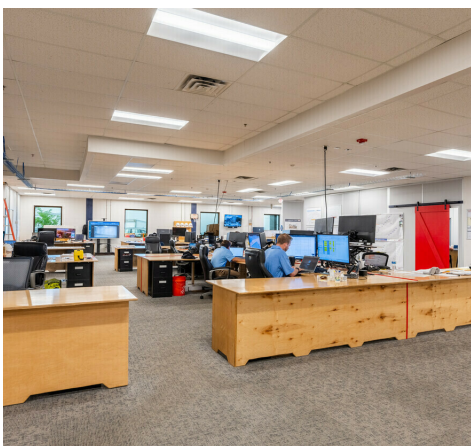
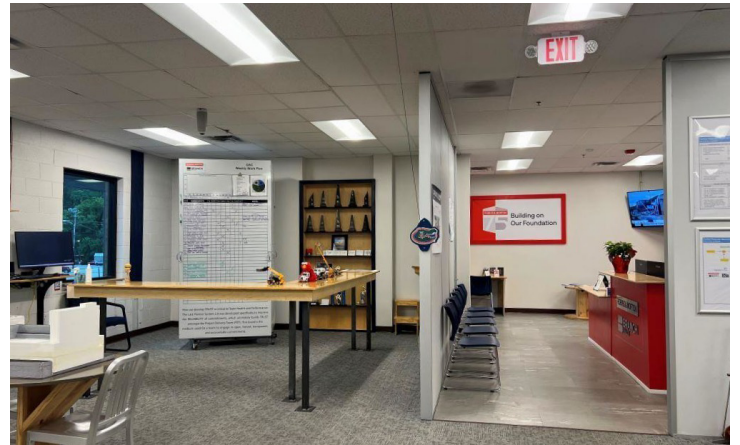
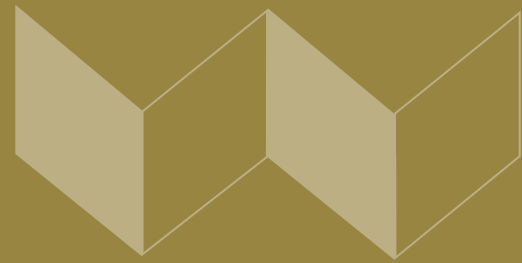
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# PHOTOS



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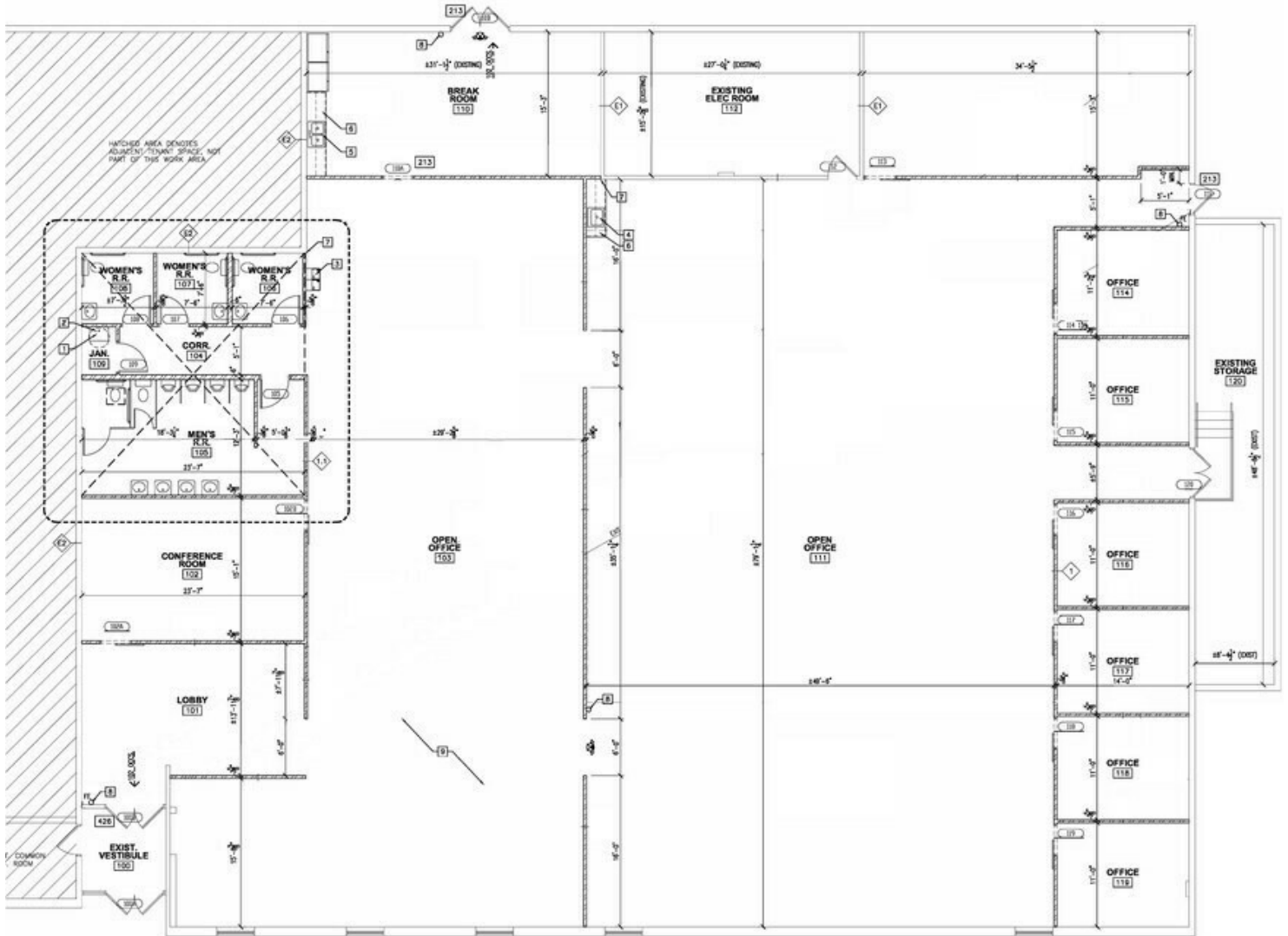
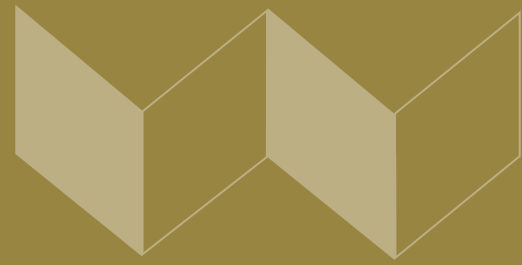
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# FLOORPLAN



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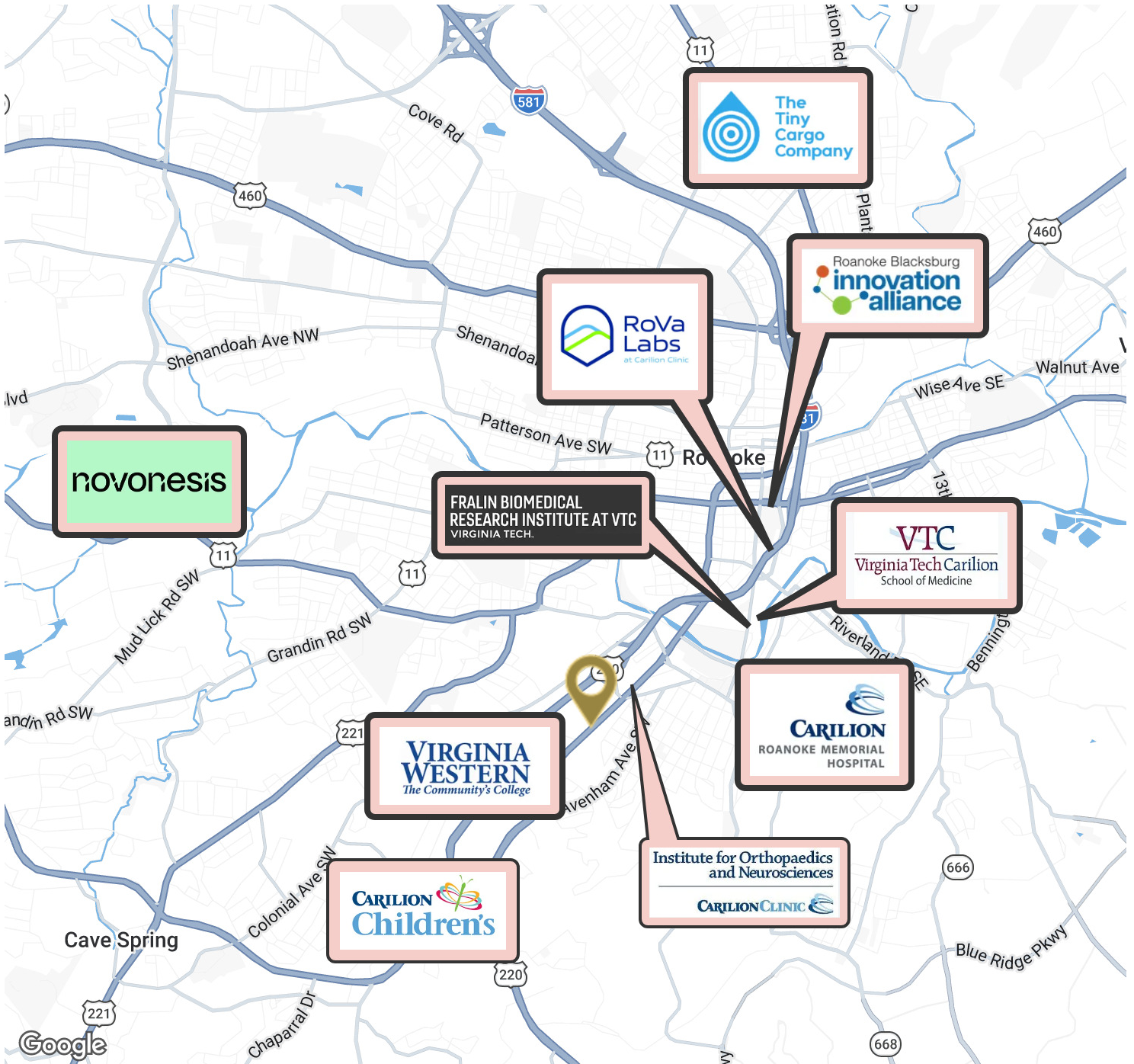
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# INNOVATION CORRIDOR



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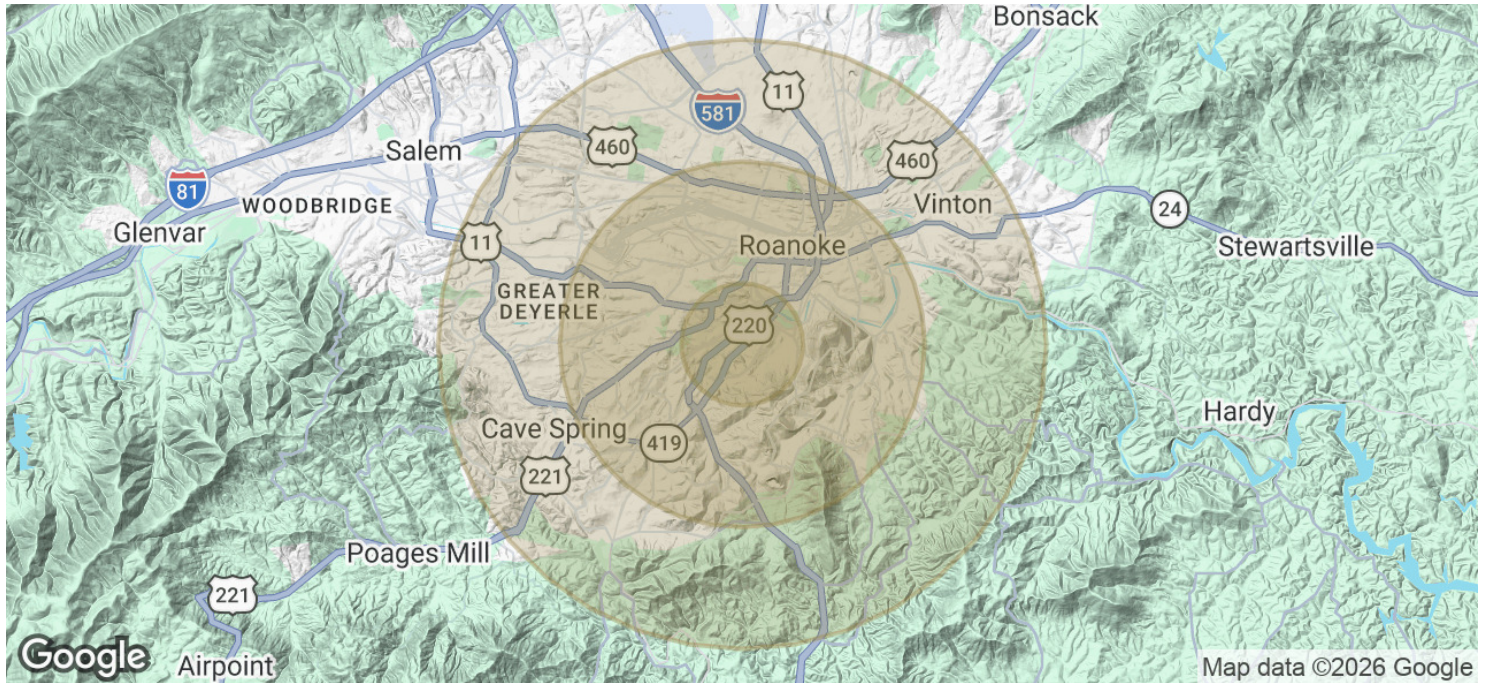
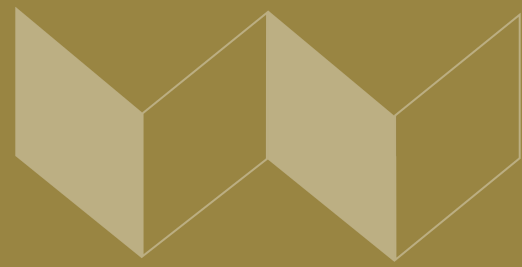
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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,449	66,701	126,580
Average Age	45	41	42
Average Age (Male)	44	40	41
Average Age (Female)	47	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,665	30,745	56,266
# of Persons per HH	2	2.2	2.2
Average HH Income	\$117,350	\$82,766	\$80,784
Average House Value	\$419,951	\$304,199	\$285,397

2020 American Community Survey (ACS)

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