

4102 ELECTRIC ROAD

4102 ELECTRIC ROAD CAVE SPRING, VA 24018



OFFERING SUMMARY

Sale Price: \$1,000,000

Lot Size: 0.21 Acres

Building Size: 2,732 SF

Zoning: C2

Price / SF: \$366.03

PROPERTY OVERVIEW

Nick Henritze & Will Henritze are proud to present 4102 Electric Road – This property offers a unique opportunity to own a fully leased asset at the forefront of Roanoke's most coveted commercial corridor.

Offering unparalleled visibility, enhanced by a monument sign, effortless access, and the convenience of on-site parking along busy Route 419 / Electric Road that sees 37,000 vehicles per day.

The Tenant has a 3 year NNN Lease ending EOY 2028, with 4 x 3-year renewal options. 3% annual escalations

PROPERTY HIGHLIGHTS

- Strong Tenant
- On-Site Parking
- Easy Access
- Visibility on Electric Road
- 37k Vehicles Daily
- Monument Signage



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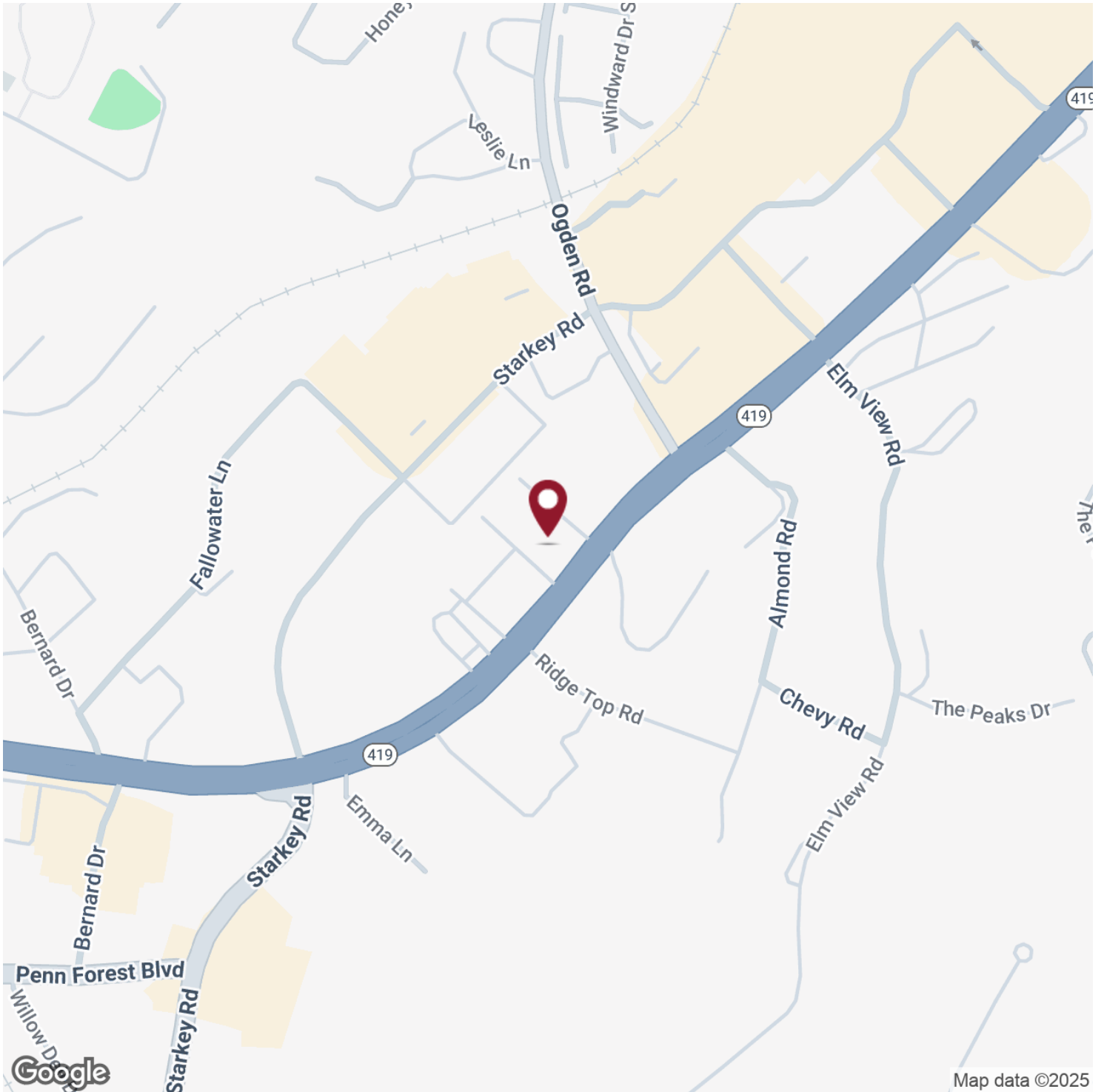


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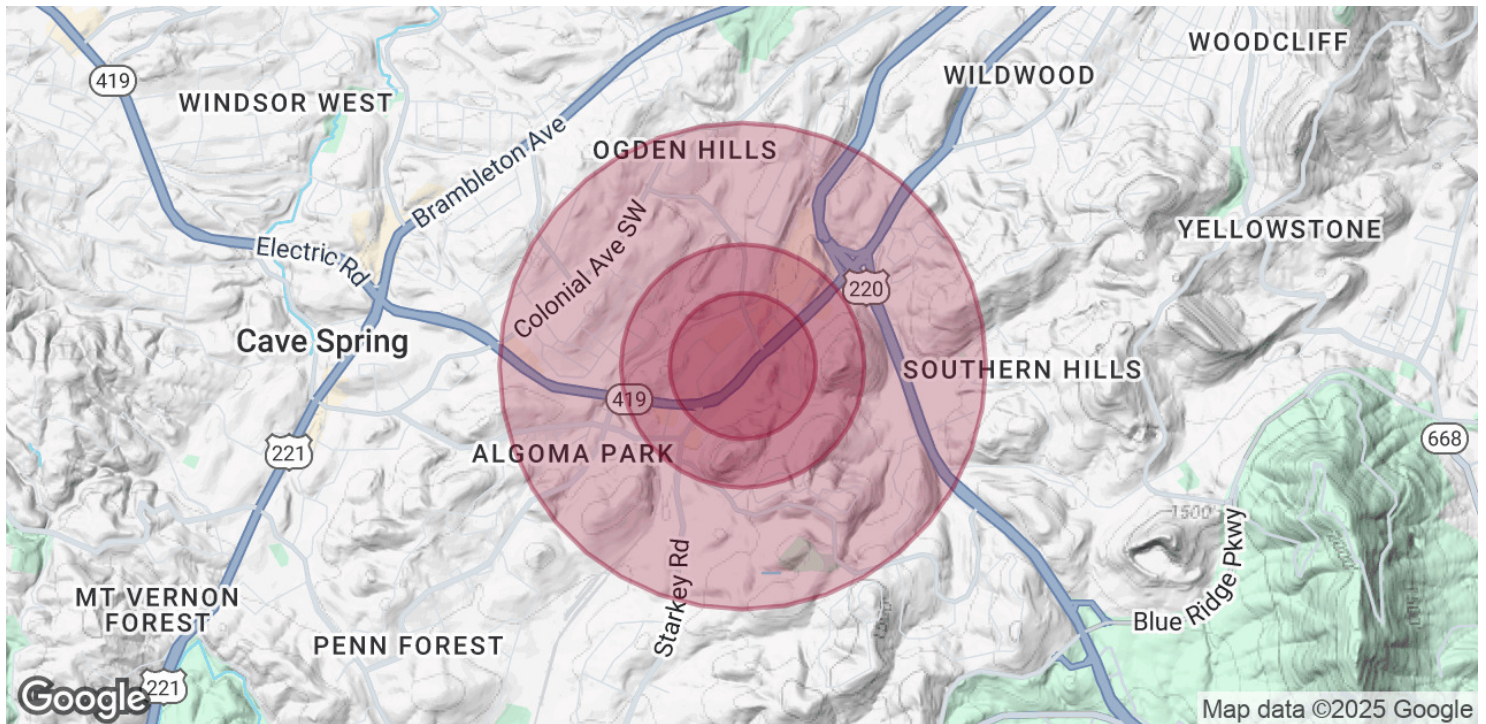


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	235	1,759	7,483
Average Age	45	44	44
Average Age (Male)	44	42	42
Average Age (Female)	47	46	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	111	843	3,544
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$120,043	\$112,139	\$105,464
Average House Value	\$519,230	\$454,310	\$392,248

Demographics data derived from AlphaMap



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