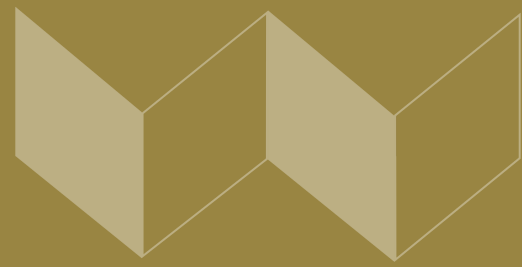


40 Summers Way, Roanoke, VA 24019

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Now available for lease in Botetourt County, 40 Summers Way STE 201 is a lovely second floor office space with high ceilings and abundant natural light. Ample parking is available in a shared lot at the front of the building.

LOCATION DESCRIPTION

The property is located at the entrance of the highly visible and well-established Summerfield Village just off Cloverdale Road (Alternate 220). Summerfield Village lies in close proximity to US 460 and I-81, is 20 minutes from Downtown Roanoke and just 10 minutes from both the heart of Daleville as well as the Hollins area.

PROPERTY HIGHLIGHTS

- High ceilings
- Abundant Natural Light
- Excellent Location in Botetourt's Summerfield Village off Cloverdale Road (Alternative 220)

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (MG)
Available SF:	1,450 SF
Lot Size:	1.49 Acres
Building Size:	5,500 SF

KRISTA VANNOY, CCIM, SIOR
Vice President & COO

540.342.0881
kvannoy@waldvogelcommercial.com

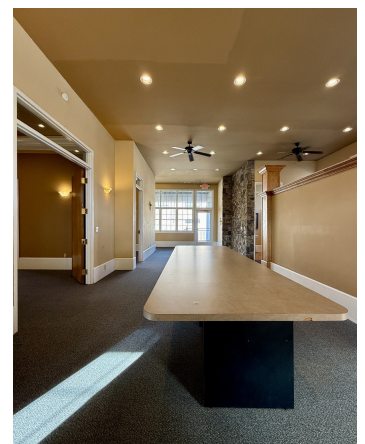
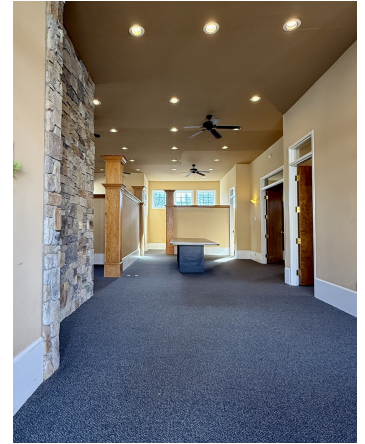
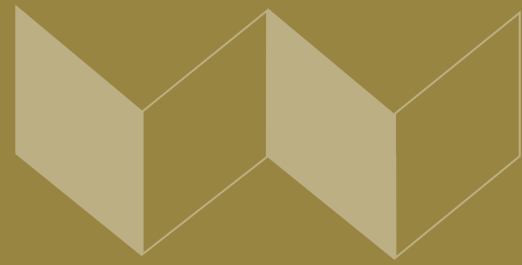
MICHAEL WALDVOGEL, CCIM, SIOR
President & CEO

540.342.8599
mwaldvogel@waldvogelcommercial.com



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PHOTOS



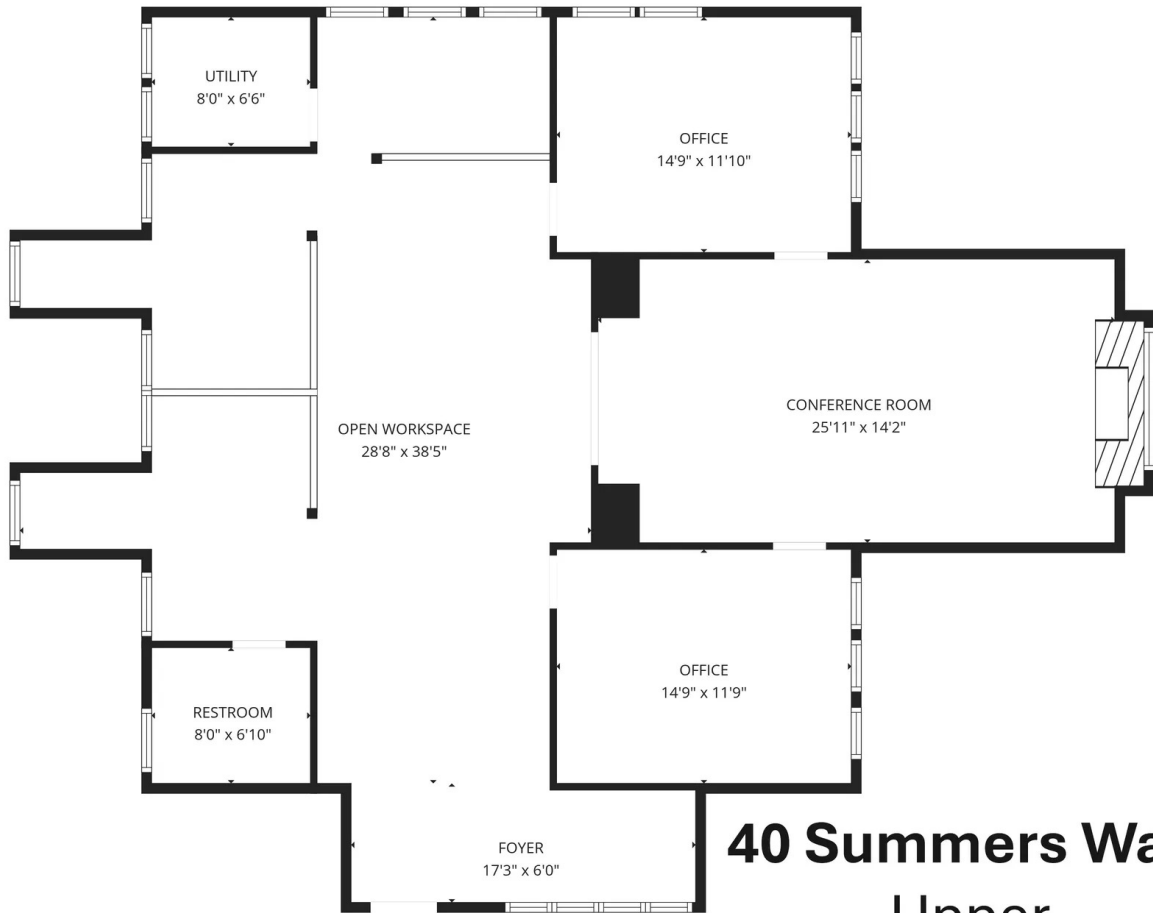
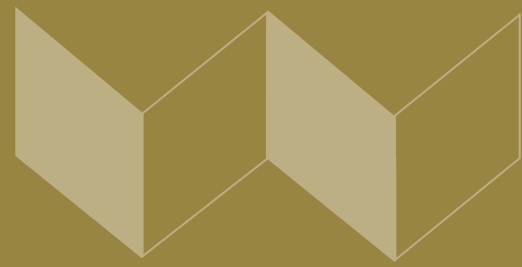
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FLOORPLAN



40 Summers Way
Upper

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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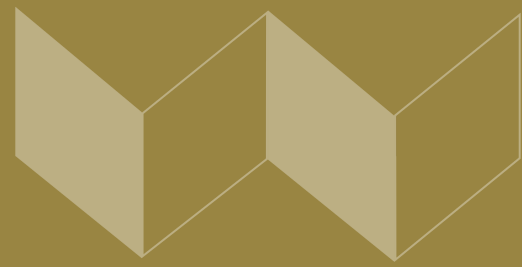
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AREA PROXIMITY



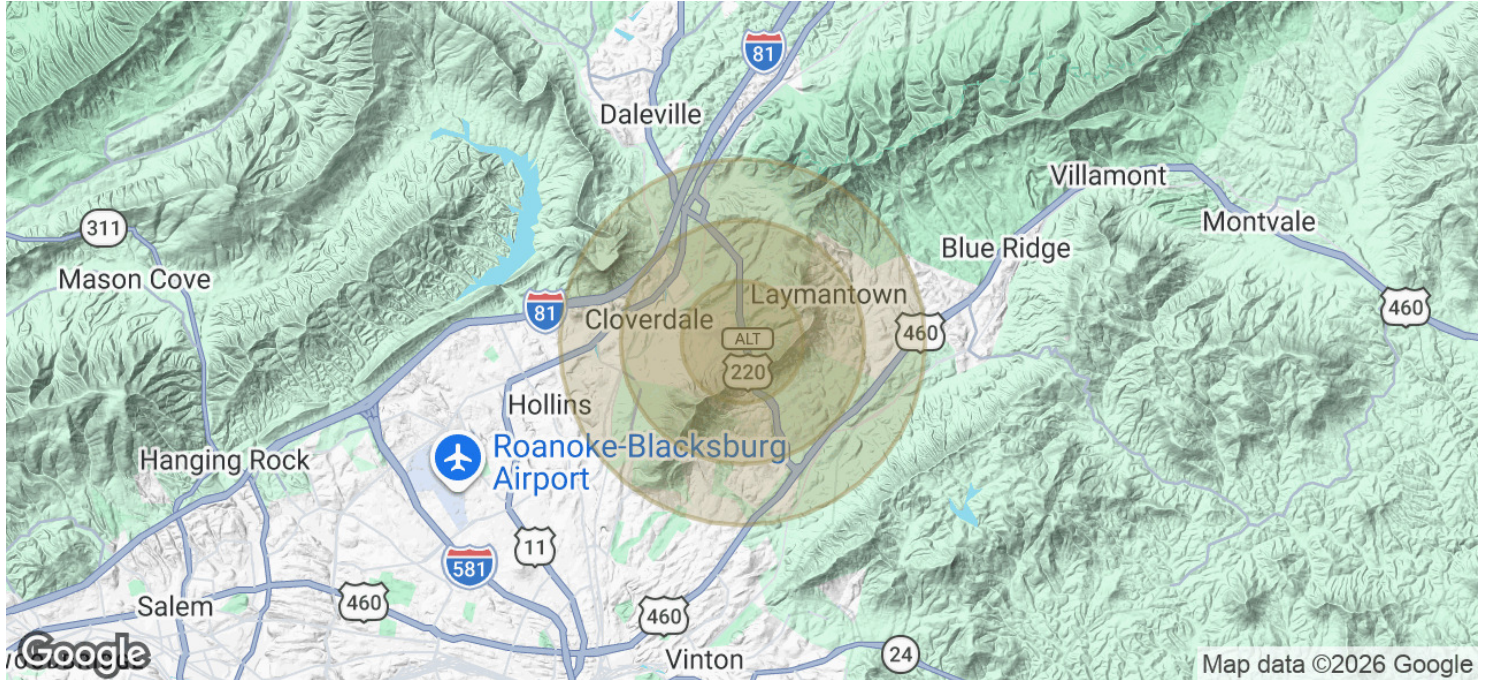
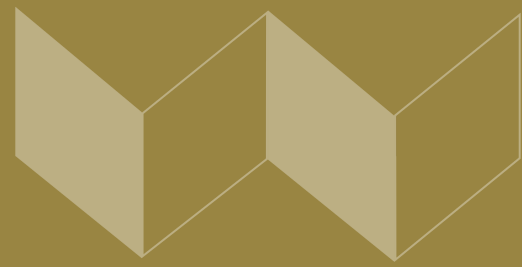
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DEMOGRAPHICS



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,222	9,059	17,422
Average Age	46	45	44
Average Age (Male)	45	43	44
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	896	3,634	6,922
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$109,047	\$104,842	\$104,196
Average House Value	\$371,511	\$370,732	\$359,269

2020 American Community Survey (ACS)

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