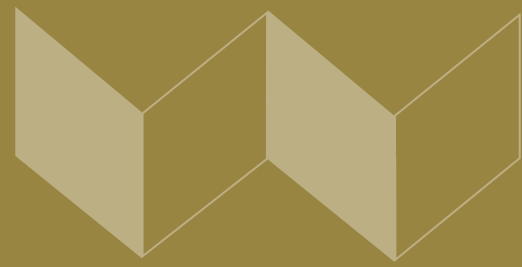


1225 Maple Ave SW, Roanoke, VA 24016

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Fully leased, nicely finished office building. Centrally located with easy proximity to Downtown Roanoke and Carilion Clinic/Roanoke Memorial Hospital facilities, this property also benefits from a neighborhood setting with on-site and on-street parking. Great opportunity for both investors and occupiers: potential to occupy 3,200 SF medical office suite. Building served by gas furnace, gas water heater and central air.

LOCATION DESCRIPTION

1225 Maple Avenue SW offers a highly convenient Roanoke location near downtown, the Jefferson Street corridor, and major Carilion medical facilities. The property is surrounded by well-established residential and commercial neighborhoods, providing excellent connectivity to area businesses, healthcare destinations, restaurants, services, and, with easy access to US Route 220/I-581, the broader Roanoke Valley. Its central setting makes it an attractive and accessible location for professional, medical, and community-focused office users.

PROPERTY HIGHLIGHTS

- +/-4,600 SF Office Building
- Two Tenant Building
- On-Site Parking
- Great Basement Storage
- Extremely Well-Located for Medical and General Office
- Downtown Zoning District

OFFERING SUMMARY

Sale Price:	\$995,000
Number of Units:	2
Lot Size:	0.3 Acres
Building Size:	4,601 SF
NOI:	\$78,866.00
Cap Rate:	7.93%

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Associate

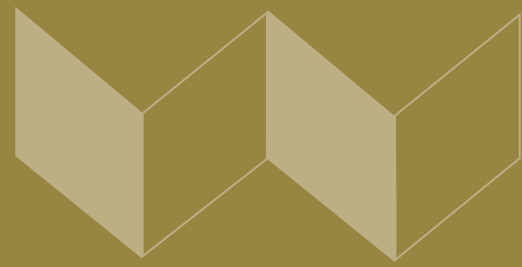
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RENT ROLL



SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1225	New River Dermatology, PLC	3,200 SF	69.55%	\$20.26	\$64,829	8/1/2022	7/31/27
1231	Reynolds Chiropractic, LLC	1,400 SF	30.43%	\$17.98	\$25,175	7/1/2022	6/30/2027
TOTALS		4,600 SF	99.98%	\$38.24	\$90,005		
AVERAGES		2,300 SF	49.99%	\$19.12	\$45,002		

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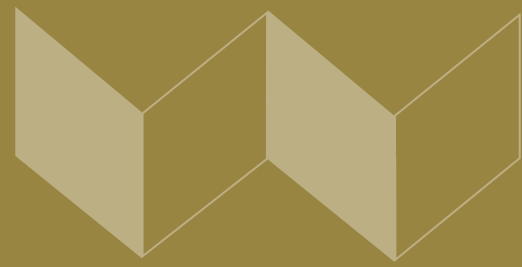
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PHOTOS



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PROFESSIONAL AREA



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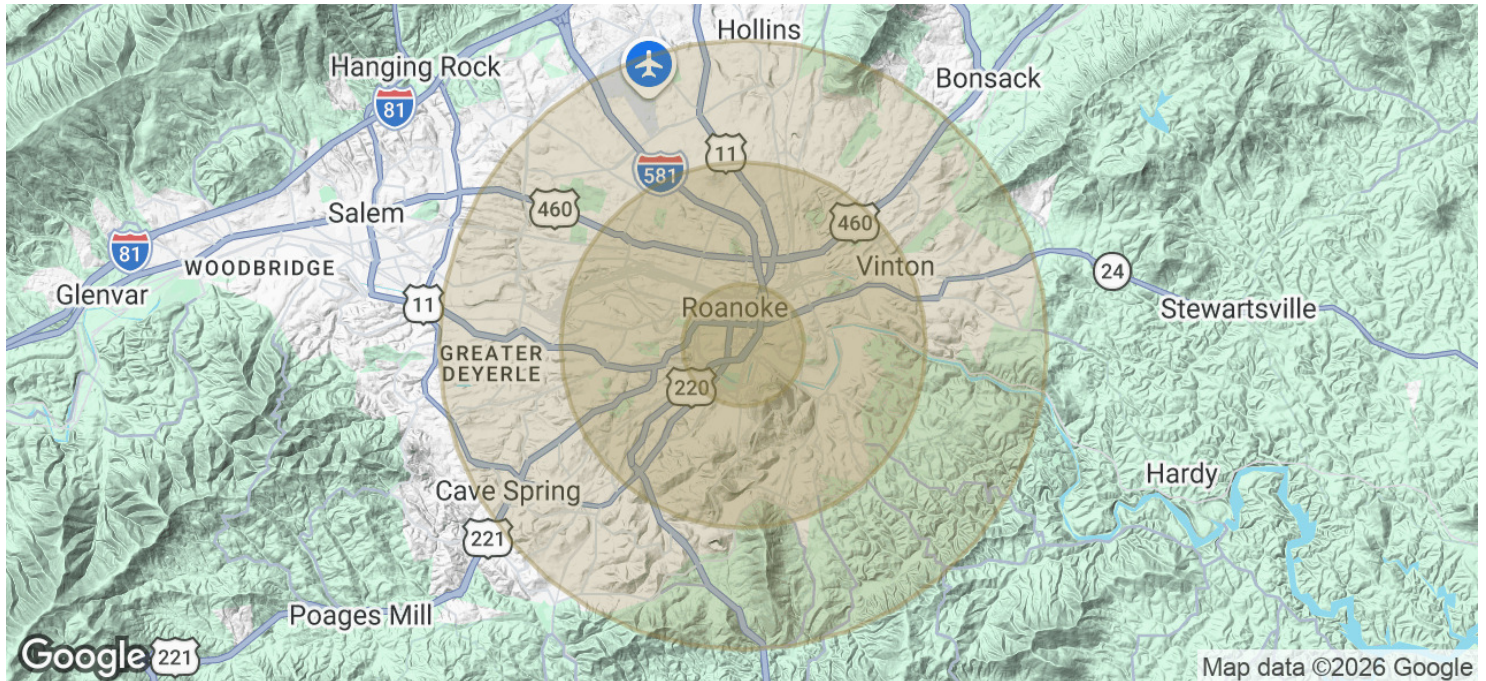
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,322	67,964	140,378
Average Age	34.9	38.1	40.1
Average Age (Male)	34.6	36.6	38.7
Average Age (Female)	36.8	39.9	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,475	30,194	61,237
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$83,811	\$81,442	\$82,419
Average House Value	\$247,963	\$221,381	\$238,630

2023 American Community Survey (ACS)

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