

# OFFICE FOR LEASE

## Glen Heather Square

2149 Electric Road  
Roanoke, VA 24018



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1,050 SF AVAILABLE



# PROPERTY FEATURES

- **1,050 SF AVAILABLE (Suite 5)**
- **EASY WALK IN SPACE**
- **CONVENIENT SW ROANOKE LOCATION**
- **VERY AFFORDABLE LEASE RATE -  
\$14.50 PSF Plus Electric**



## Specifications

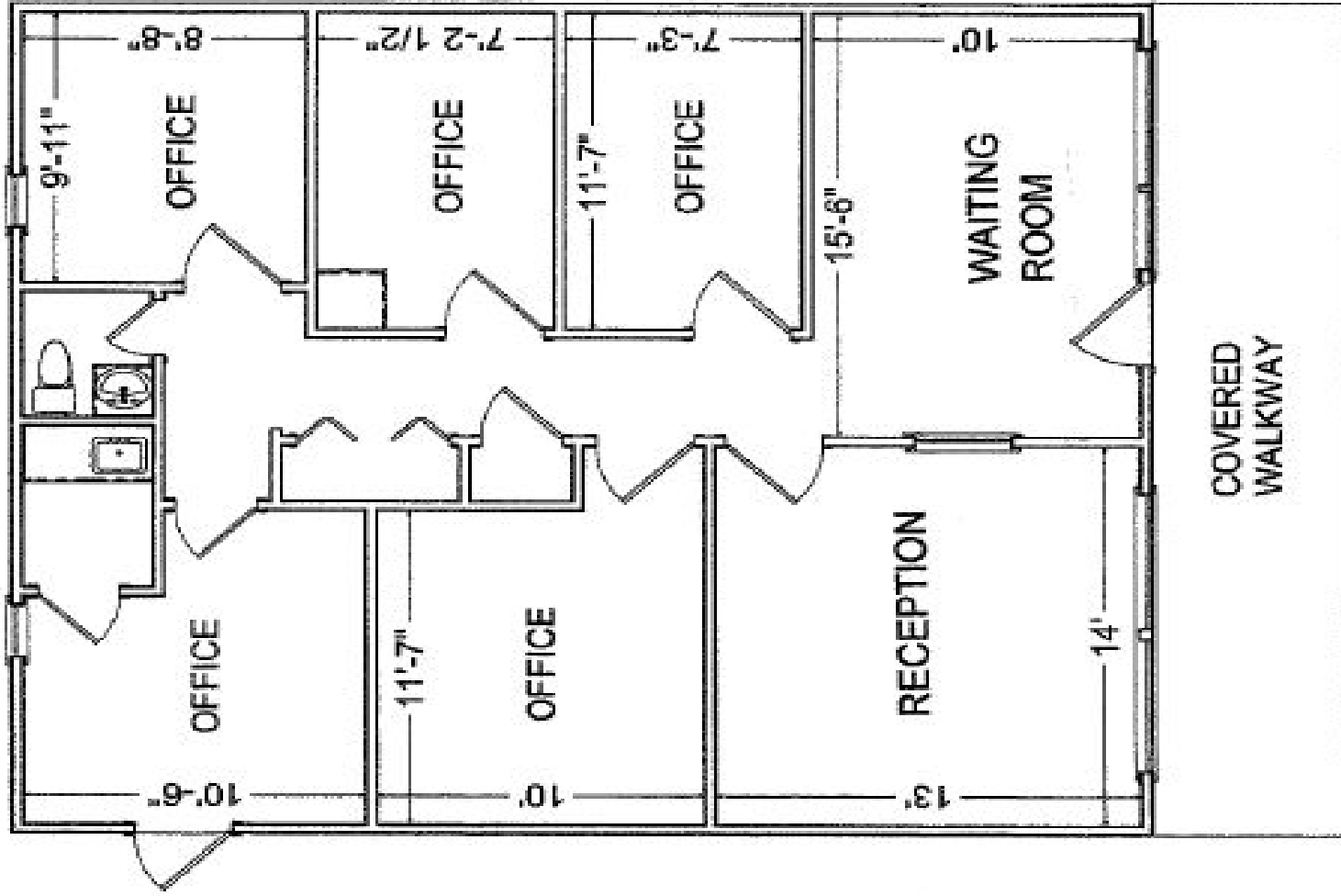
|               |                       |
|---------------|-----------------------|
| Gross Bldg SF | 9,390                 |
| Zoning        | C-1                   |
| Timing        | Available immediately |
| Parking       | 33 spaces             |

## Demographics

|                    | 1 Mile    | 3 Miles   | 5 Miles  |
|--------------------|-----------|-----------|----------|
| Population         | 7,915     | 48,348    | 115,708  |
| No. of Households  | 3,396     | 21,215    | 50,017   |
| Avg. HH Income     | \$118,233 | \$107,668 | \$99,625 |
| Daytime Population | 6,819     | 53,258    | 126,474  |

# PROPERTY FLOOR PLAN

Suite 5 - 1,050 SF





**THALHIMER**

310 First Street  
Suite 300  
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