

FOR LEASE
4119 Franklin Road

Roanoke, Virginia



**OFFICE
OPPORTUNITY**



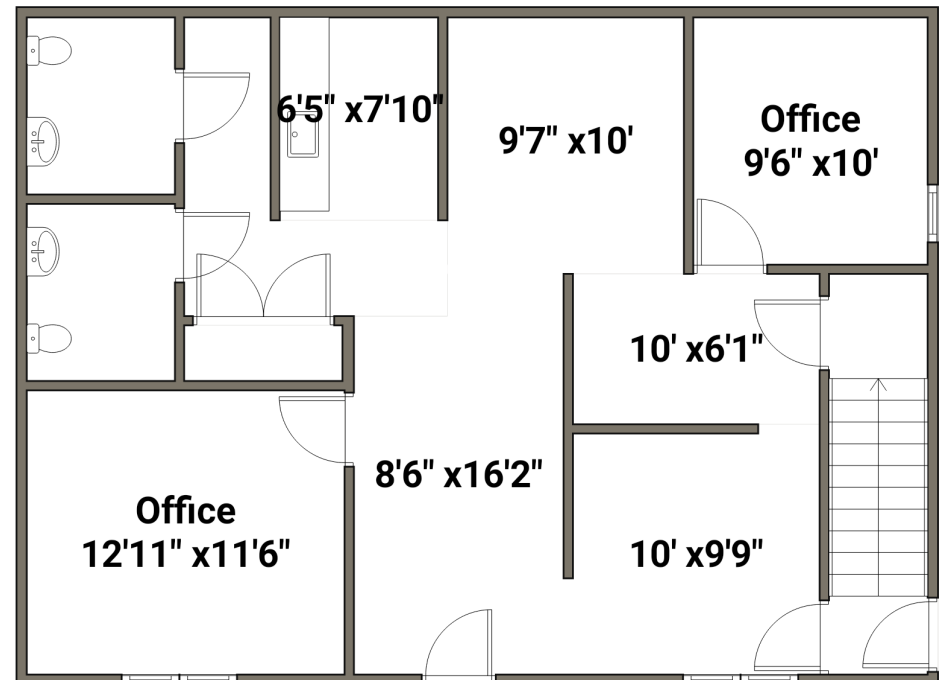
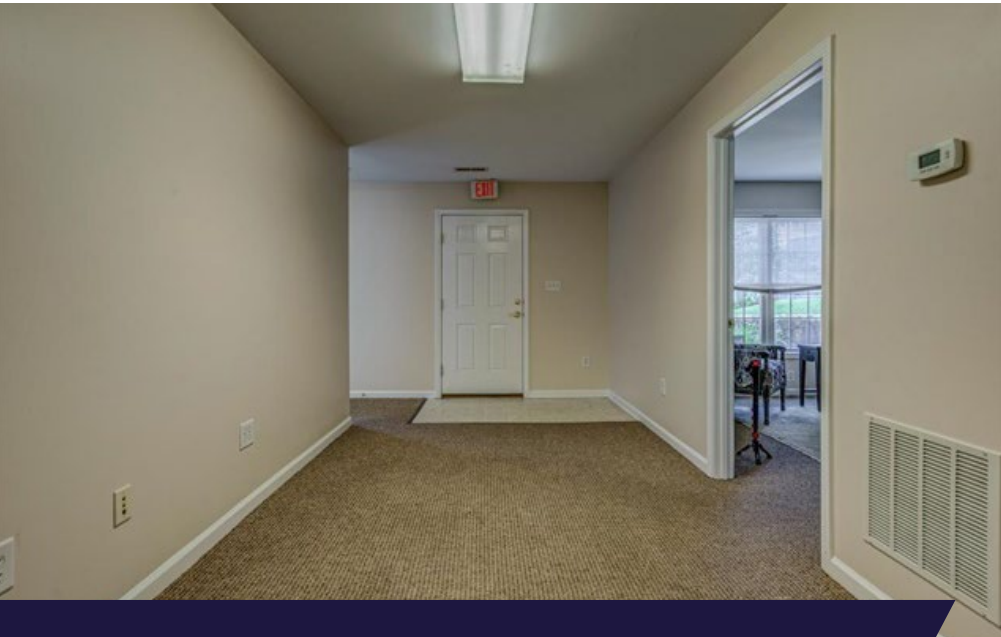
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PROPERTY FEATURES



Building Size: 1,968 SF
Space Available: 1,025 SF
Lease Rate: \$14.00 PSF
Parking: 6 Surface Spaces

- Located on Rt. 220 corridor
- Prime location in SW County
- Signage available
- Kitchen and reception area
- Men's and Women's bathroom
- Air conditioned and central heating



PRIME OFFICE LOCATION



MODERN OFFICE BUILT IN 2006



AERIAL



Rt 220
Corridor



DEMOGRAPHICS

	Population	Daytime Population	Average Household Income
1 Mile	5,039	9,996	\$137,377
3 Mile	49,201	58,565	\$104,084
5 Mile	108,148	133,098	\$91,883



THALHIMER

CONTACT

BRIGGS COOPER

Associate

540 767 3017

briggs.cooper@thalhimer.com

Thalhimer

310 First Street, Suite 300

Roanoke, VA 24011

thalhimer.com

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