

**FOR LEASE** Restaurant Pad



# Professional Park

4502 Starkey Road / Roanoke, VA 24018

## Overview

New to market restaurant pad site located at the most prominent intersection along Electric Road in southern Roanoke, this 3.74-acre redevelopment opportunity sits elevated at the signalized corner of Electric Road (39,000 AADT) and Starkey Road (11,000 AADT), offering exceptional visibility and dual road access. The development will include a 120-room hotel with rooftop restaurant, a bank, and a restaurant pad to accommodate a building of up to 7,000 square feet. The property features abundant parking with 373 spaces and benefits from a cross-easement agreement with the adjacent Roanoke Athletic Club. The site is ideally positioned just half a mile from Tanglewood Mall, the region's established retail destination.

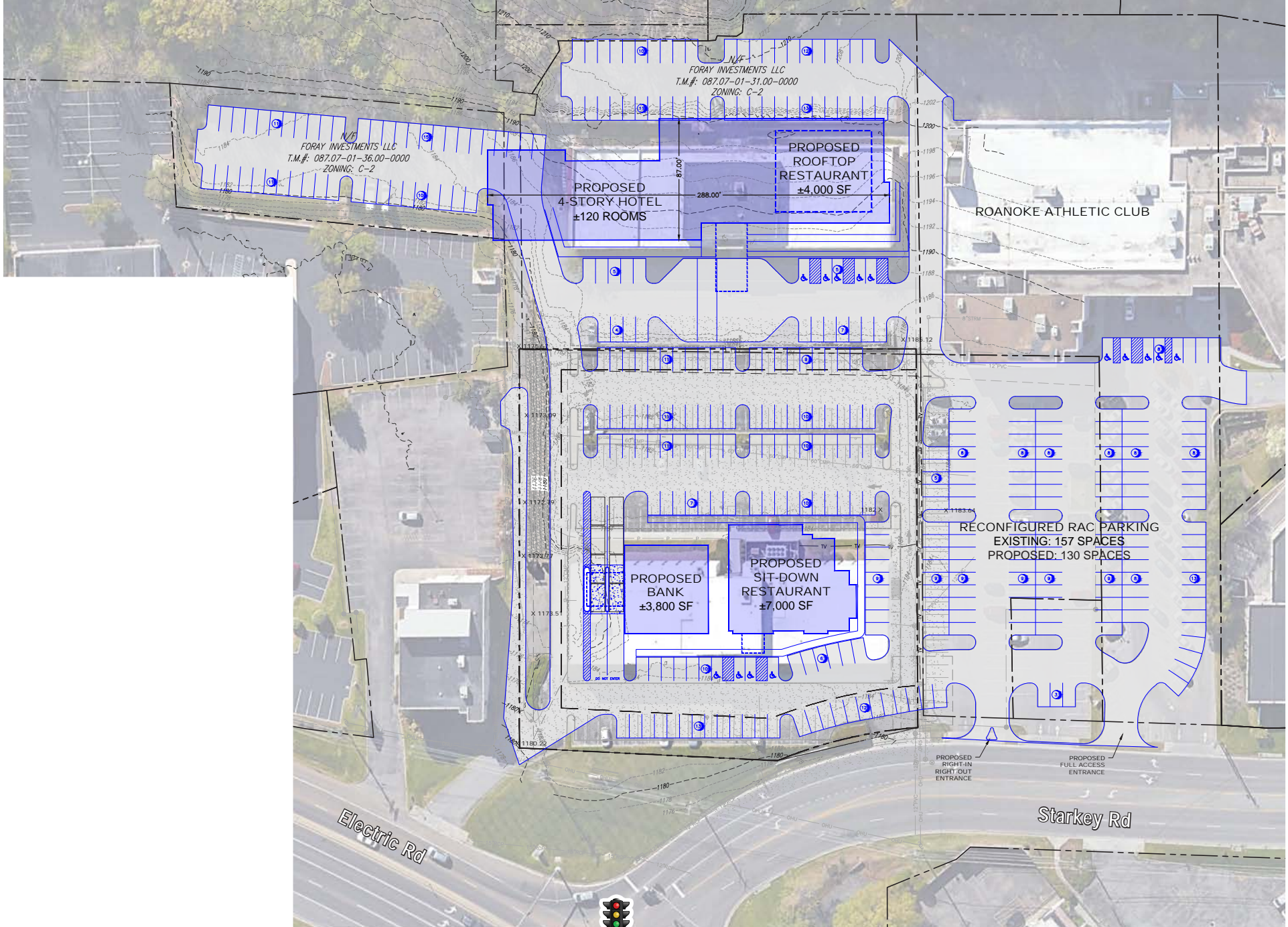
## Quick Facts

<b>Availability</b>	Pad delivery expected Summer 2025
<b>Size</b>	See plan (subject to change)
<b>Rental Rate</b>	Negotiable
<b>Parking</b>	373 spaces Cross-easement with adjacent Roanoke Athletic Club

2023 Demographics	1 mile	3 miles	5 miles
POPULATION	<b>6,775</b>	<b>48,917</b>	<b>104,334</b>
HOUSEHOLDS	<b>3,183</b>	<b>22,146</b>	<b>46,293</b>
AVG. HH INCOME	<b>\$113,210</b>	<b>\$110,893</b>	<b>\$92,371</b>
DAYTIME POPULATION	<b>11,048</b>	<b>69,136</b>	<b>137,045</b>
TRAFFIC COUNT	<b>39,000 AADT</b> (Electric Road)	<b>11,000 AADT</b> (Starkey Road)	

**segall**  
GROUP

COMMERCIAL REAL ESTATE







# Interested? Contact:

## Trey Blankinship

✉ [tblankinship@segallgroup.com](mailto:tblankinship@segallgroup.com)

☎ 804.336.2501

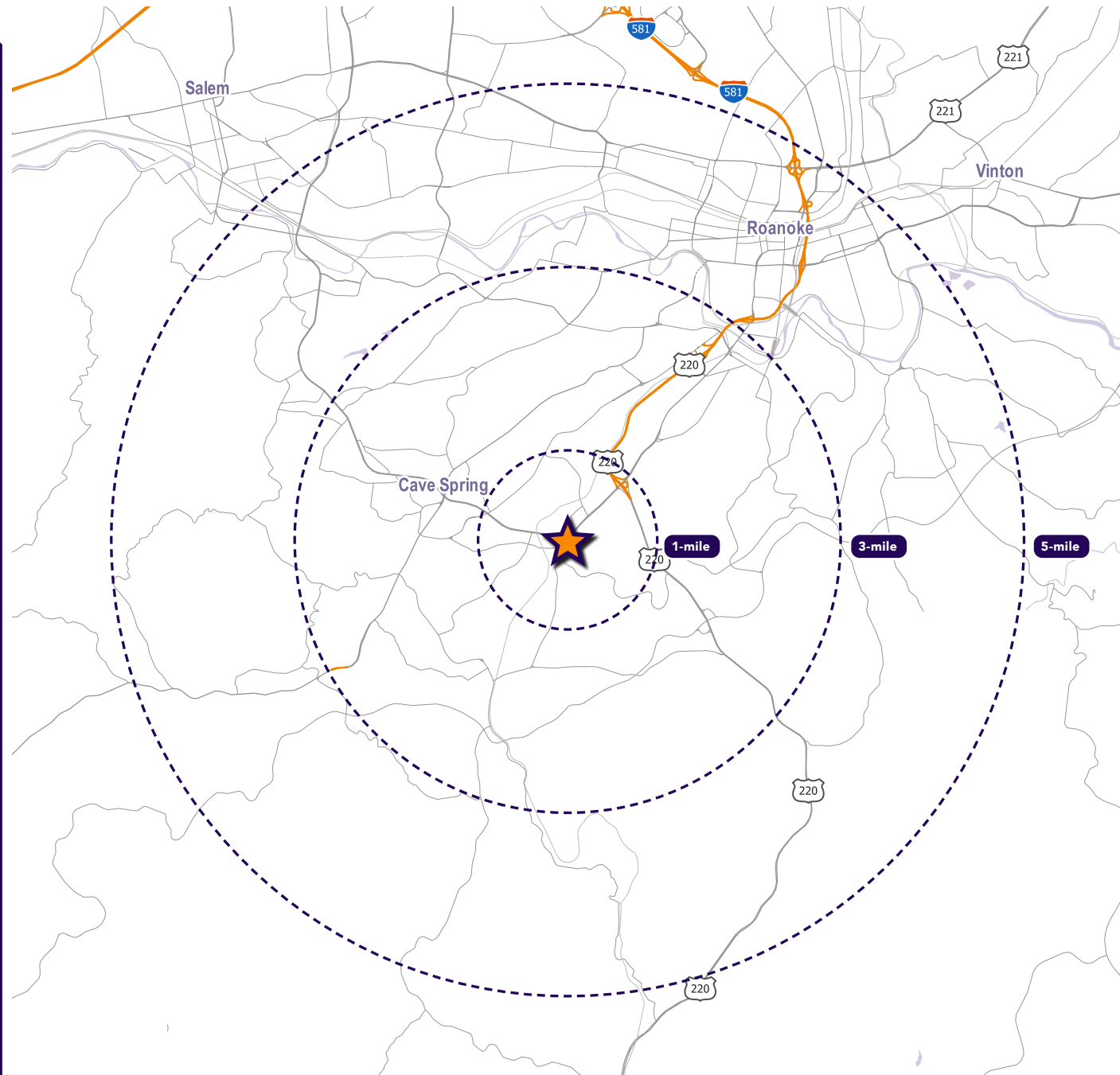
📱 804.516.1205

## Jamie Lanham

✉ [janham@segallgroup.com](mailto:janham@segallgroup.com)

☎ 804.336.2501

📱 410.336.0138



### Maryland

605 South Eden Street  
Suite 200  
Baltimore, MD 21231  
410.753.3000

### DC • Northern VA

8245 Boone Boulevard  
Suite 800  
Tysons, VA 22182  
202.833.3830

### Richmond

4870 Sadler Road  
Suite 300  
Glen Allen, VA 23060  
804.336.2501

### Online

[www.segallgroup.com](http://www.segallgroup.com)

Member of  
**REALTY RESOURCES**

**RETAIL  
READY.**

**segall**  
GROUP