

FOR LEASE



Professional Park

4502 Starkey Road / Roanoke, VA 24018

Overview

New development site, with restaurant space available, located at the most prominent intersection along Route 419/Electric Road in the Tanglewood area of Southwest Roanoke County, this 3.74-acre redevelopment opportunity sits elevated at the signalized intersection of Electric Road (39,000 AADT) and Starkey Road (11,000 AADT). Offering exceptional visibility and access, the development will include a 120-room hotel with rooftop restaurant/bar and 12,000 SF of retail space fronting Electric Road. The property features abundant parking with approximately 380 spaces and a cross-easement with neighboring Carilion Wellness. The site is ideally positioned just a half-mile from Tanglewood Mall and surrounded by one of the region's most vibrant office, retail, and restaurant corridors.

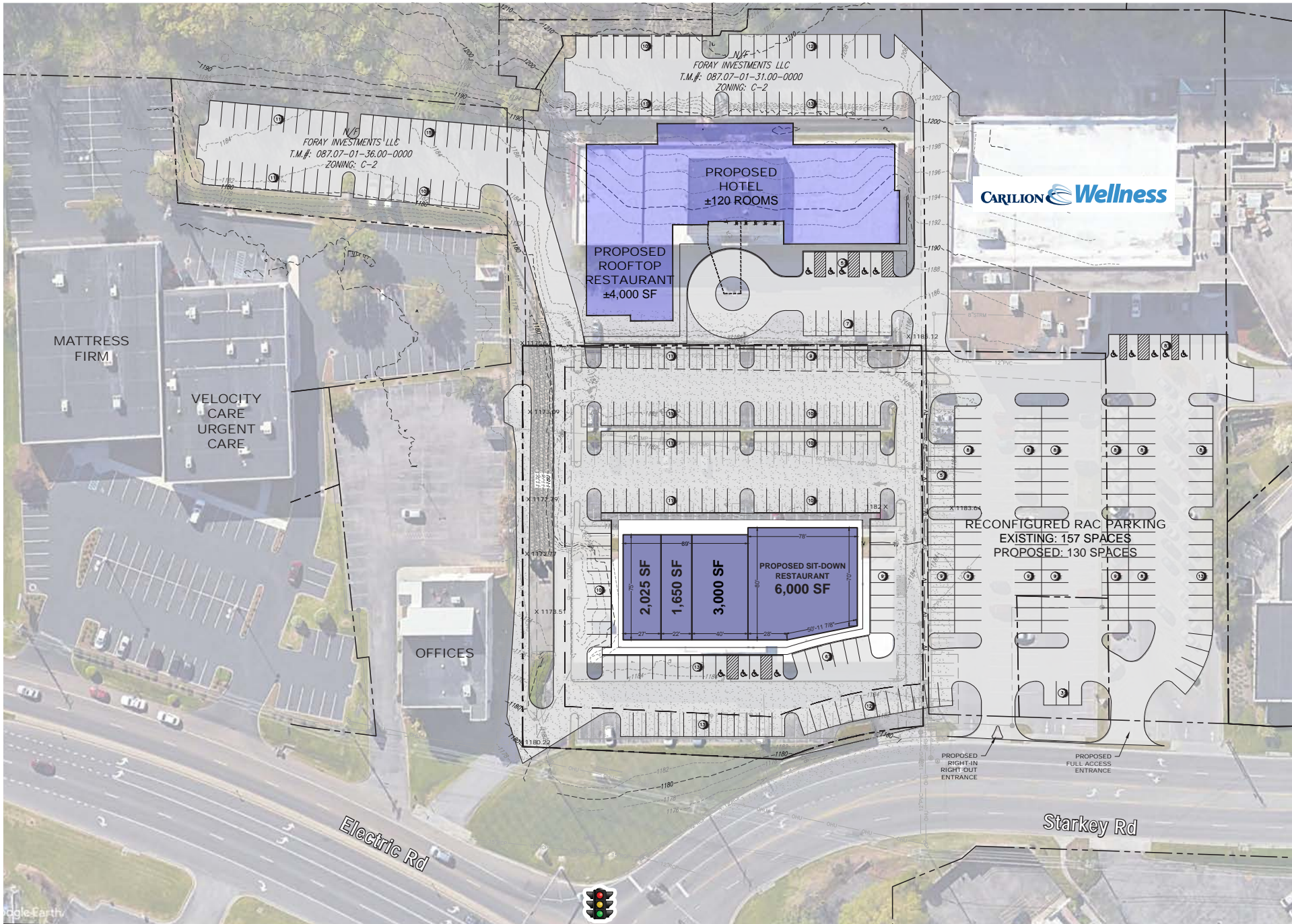
Quick Facts

Availability	Delivery expected Summer 2025
Size	See plan (subject to change)
Rental Rate	Negotiable
Parking	373 spaces Cross-easement with adjacent Carilion Wellness

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

segall GROUP

COMMERCIAL REAL ESTATE







Interested? Contact:

Trey Blankinship

✉ tblankinship@segallgroup.com

☎ 804.336.2501

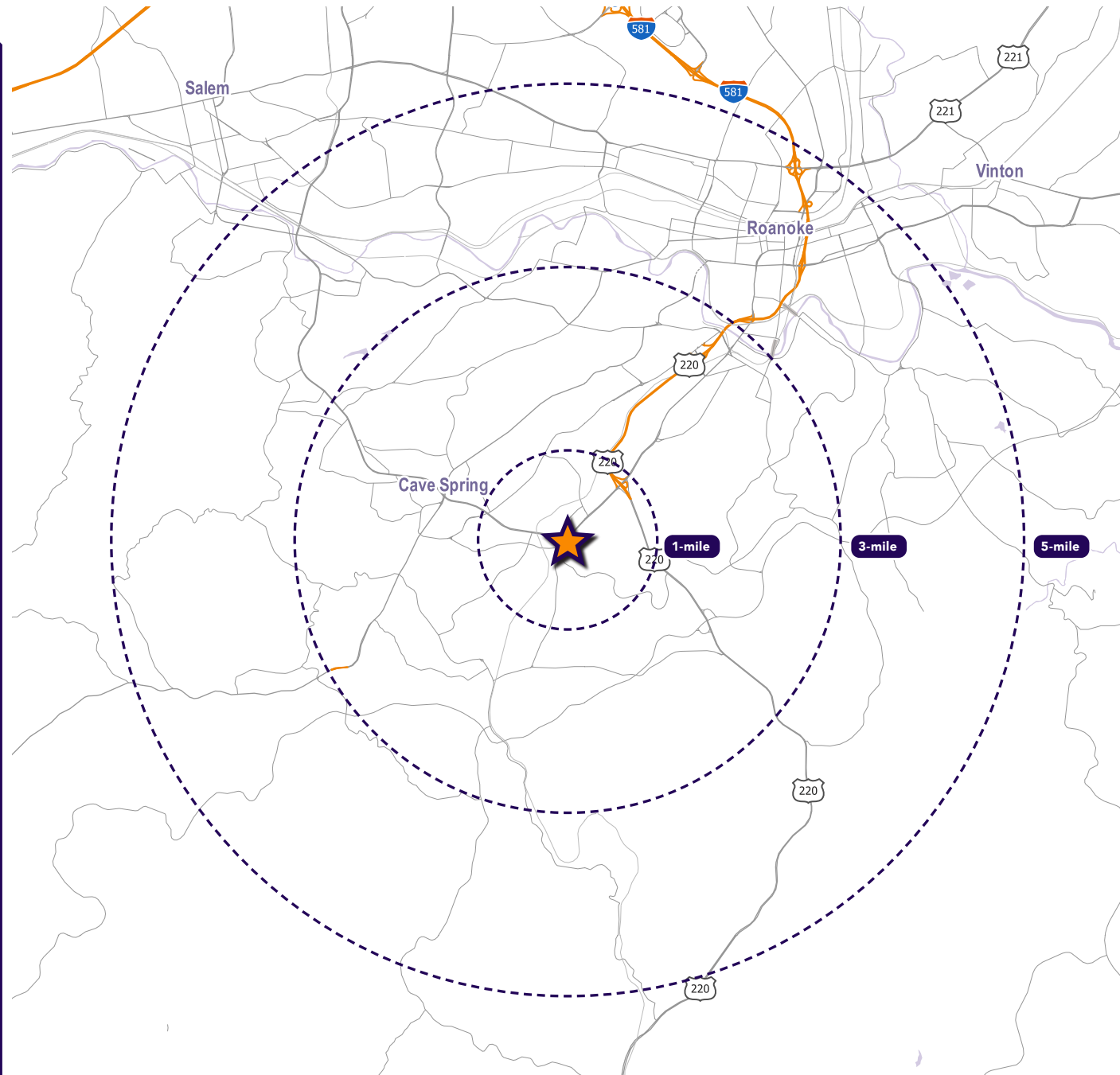
📱 804.516.1205

Jamie Lanham

✉ 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

Member of
REALTY RESOURCES

**RETAIL
READY.**

segall
GROUP