

## **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 2026

Size See plan (subject to change)

Rental Rate Negotiable
Parking 373 spaces

Cross-easement with adjacent Carilion Wellness

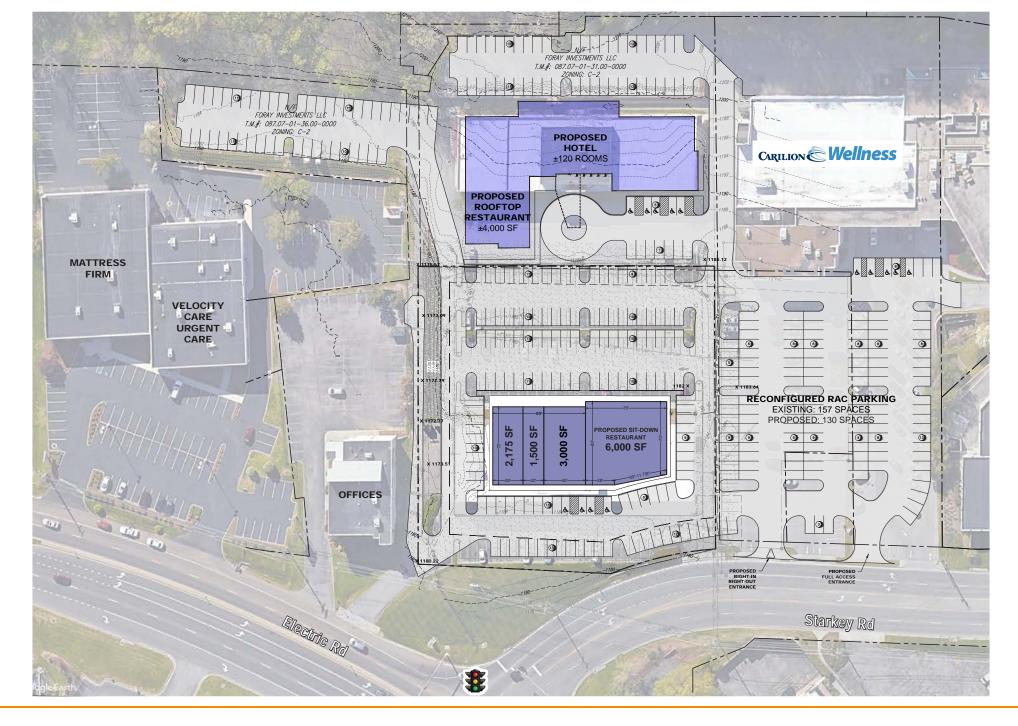
2024 Demographics		1 mile	3 miles	5 miles
	POPULATION	6,280	48,890	104,497
	HOUSEHOLDS	2,946	22,118	46,391
(ŝ)	AVG. HH INCOME	\$116,884	\$116,449	\$97,509
0	DAYTIME POPULATION	9,377	67,711	132,382



TRAFFIC COUNT

**39,000 AADT** (Electric Road)

**11,000 AADT** (Starkey Road)





## **Conceptual Site Plan**





# **Property Aerial**





## **Market Aerial**

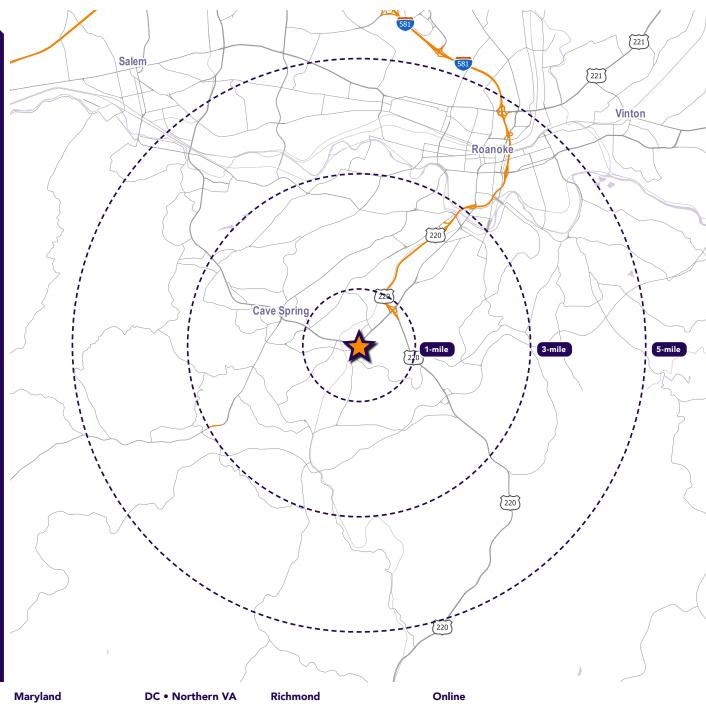
# Interested? Contact:

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