FOR LEASE



Tanglewood Crossing

4502 Starkey Road / Roanoke, VA 24018

Overview

New 3.74-acre development site located at the most prominent intersection along Route 419/Electric Road in the Tanglewood area of Southwest Roanoke County. Offering exceptional visibility and access, the development will include a 4-story mixed-use building in the rear with 54,000 SF of total space, and a 13,270 SF retail center fronting Electric Road. The project also delivers 98 residential units across two buildings, one of which is above the ground-floor retail and restaurant space, providing a built-in customer base and steady daytime and evening traffic for the retail tenants below. The property features abundant parking with approximately 442 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	Q3 2027
Size	1,800 - 3,665 square feet
Rental Rate	Negotiable
Net Charges	CAM: $3.32 psf; INS: $0.47 psf; TAX: $3.10 psf
Parking	442 spaces Cross-easement with adjacent Carilion Wellness

JOIN THESE TENANTS

DAVE'S HOT CHICKEN · MATTRESS Warehouse · BUBBAKOO'S BURRITOS · EUROPEAN WAX CENTER · Biscuit Belly

COMING MARCH 2027



2025 Demographics	1 mile	3 miles	5 miles
POPULATION	6,217	48,441	103,725
HOUSEHOLDS	2,914	21,915	46,042
AVG. HH INCOME	$126,301	$127,060	$106,221
DAYTIME POPULATION	9,247	68,217	133,633
TRAFFIC COUNT	43,000 AADT (Electric Road)	11,000 AADT (Starkey Road)	

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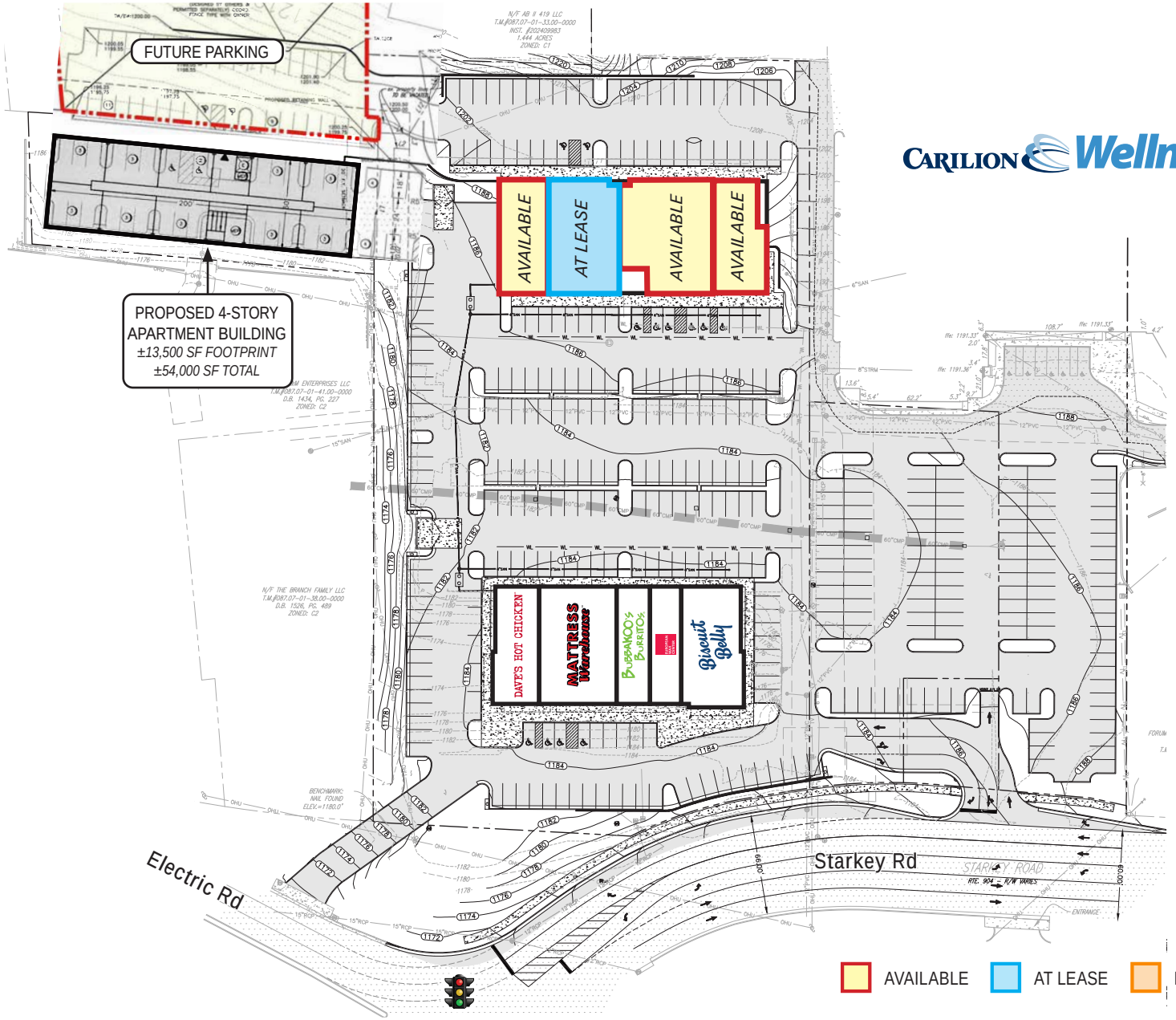
COMMERCIAL REAL ESTATE



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Site Plan

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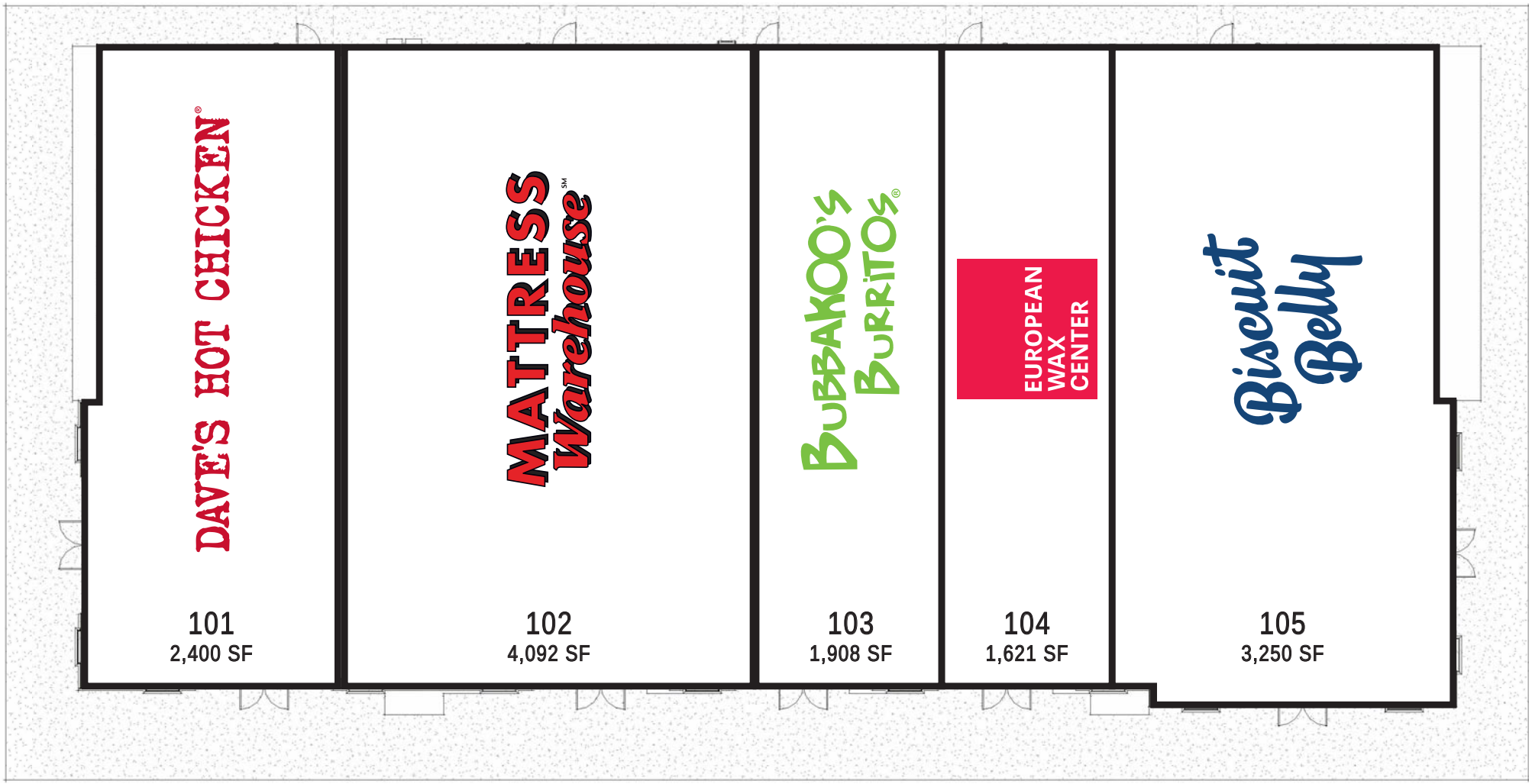
4-Story Mixed Use Building



Starkey Rd

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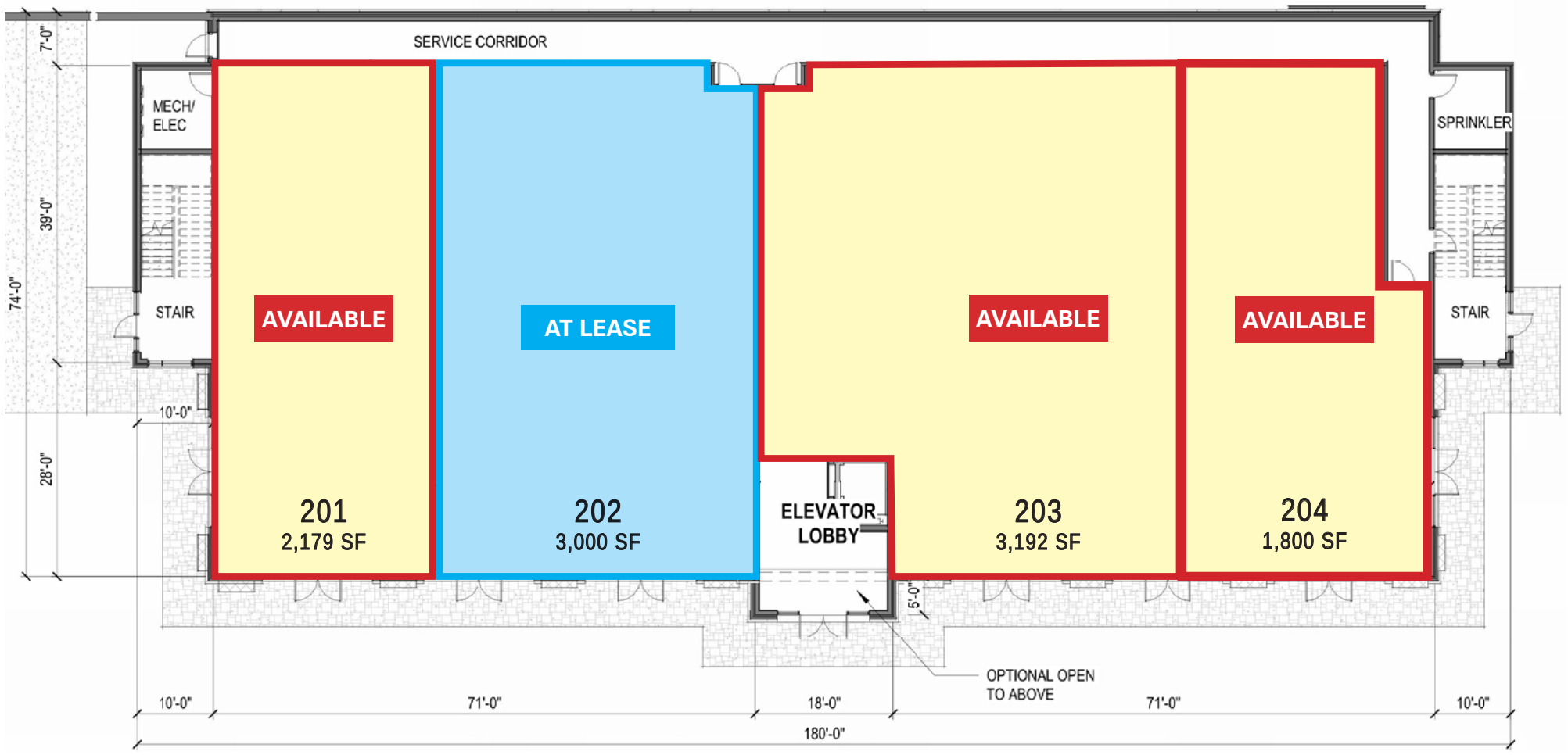
Retail Center Floor Plan

Tanglewood Crossing / 4502 Starkey Road / Roanoke, VA 24018



Retail Center

AVAILABLE AT LEASE LEASE SIGNED AT LOI

Mixed Use Building Floor Plan

Tanglewood Crossing / 4502 Starkey Road / Roanoke, VA 24018



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



Elevations

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Renderings

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Proximity to Tanglewood Mall

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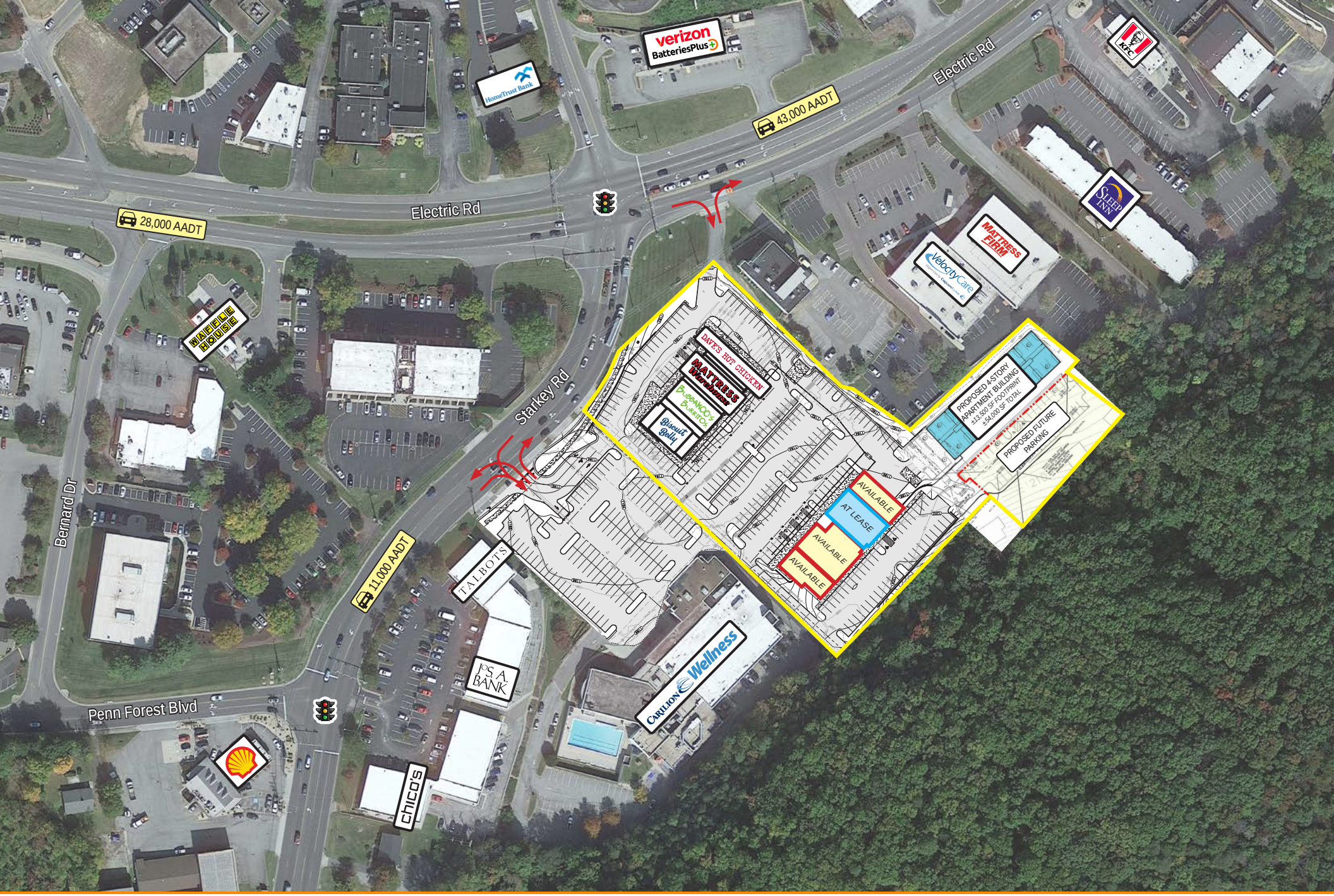

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Property Aerial

Tanglewood Crossing / 4502 Starkey Road / Roanoke, VA 24018



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Market Aerial

Tanglewood Crossing / 4502 Starkey Road / Roanoke, VA 24018

Interested? Contact:

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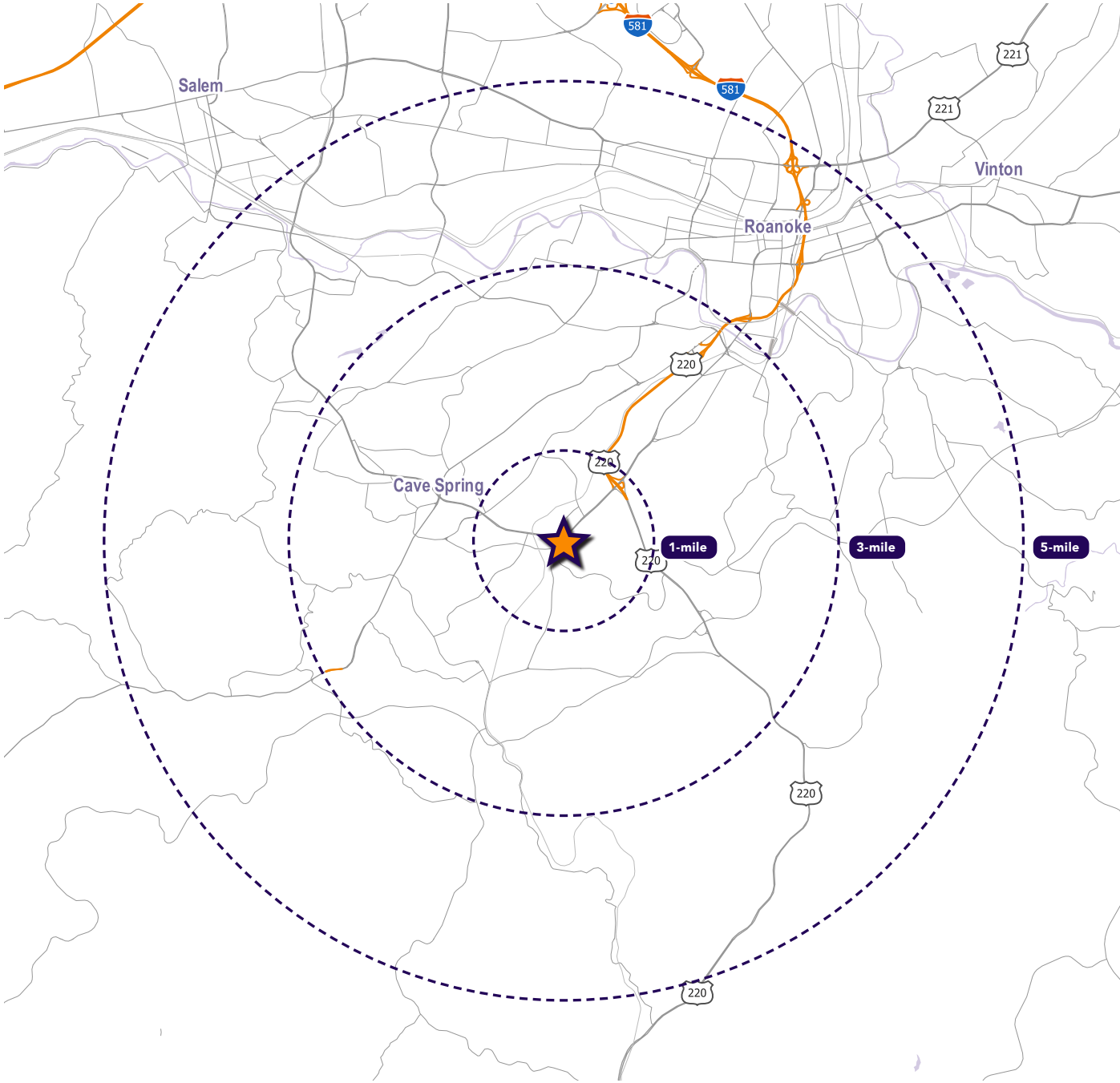

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