

FOR LEASE



Tanglewood Crossing






4502 Starkey Road / Roanoke, VA 24018

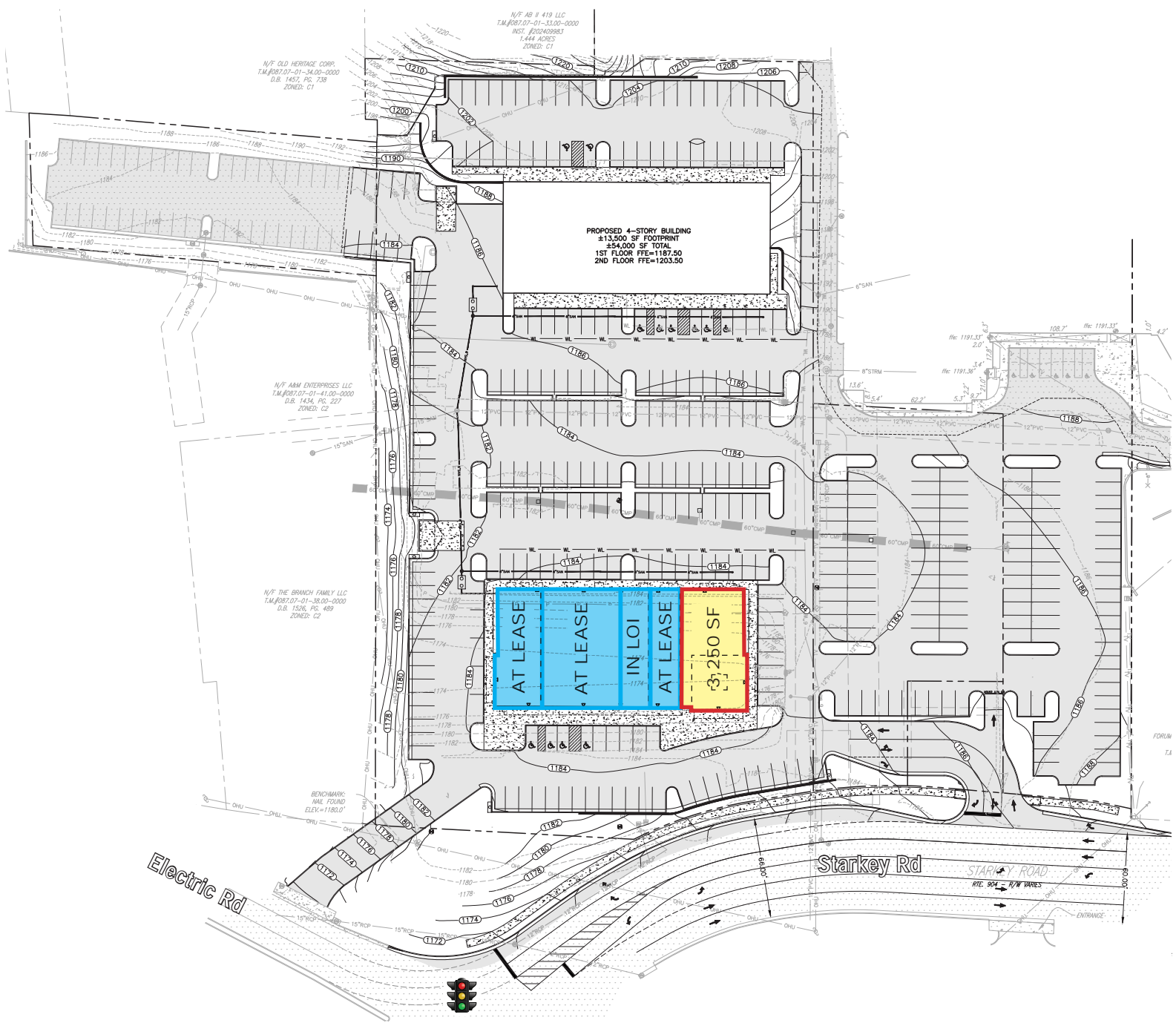
Overview

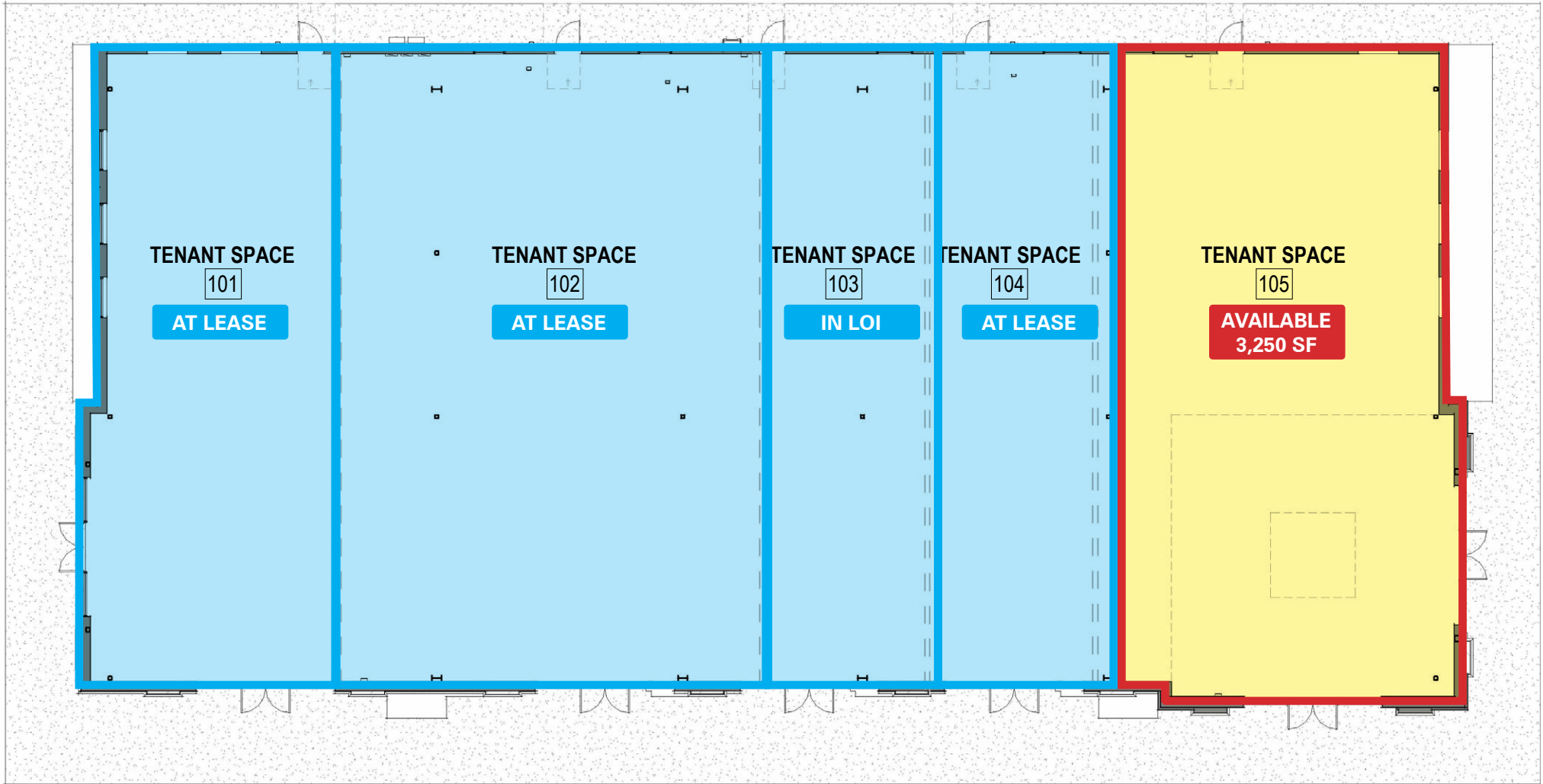
New development site, with one space remaining, located at the most prominent intersection along Route 419/Electric Road in the Tanglewood area of Southwest Roanoke County. This 3.74-acre redevelopment opportunity sits elevated at the signalized intersection of Electric Road (39,000 AADT) and Starkey Road (12,000 AADT). 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 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	3,250 square feet
Rental Rate	Negotiable
Net Charges	CAM: \$0.60 psf; INS: \$0.47 psf; TAX: \$3.69 psf
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
 AVG. HH INCOME	\$116,884	\$116,449	\$97,509
 DAYTIME POPULATION	9,377	67,711	132,382
 TRAFFIC COUNT	39,000 AADT (Electric Road)	12,000 AADT (Starkey Road)	







NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

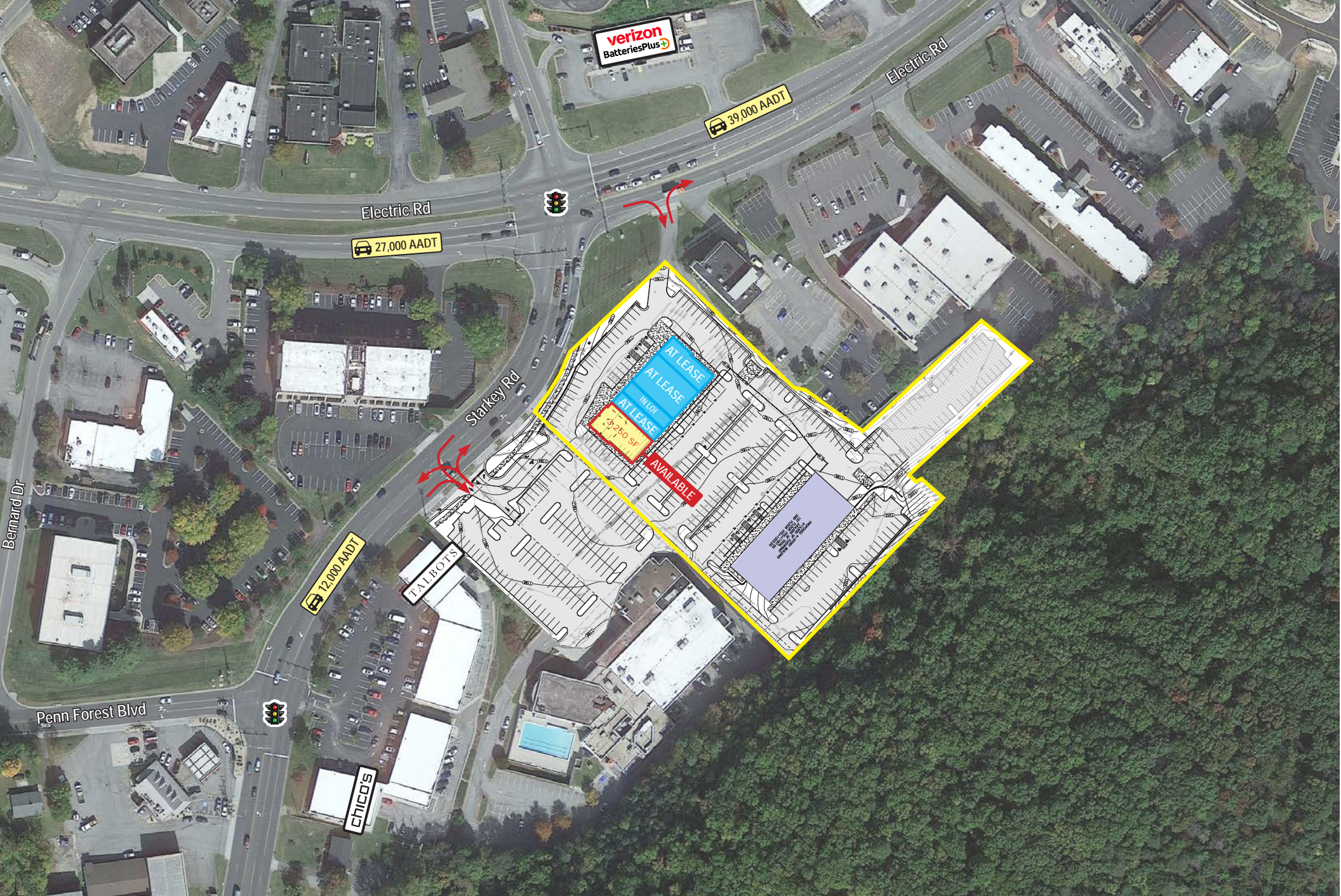


EAST ELEVATION









verizon
BatteriesPlus+

39,000 AADT

Electric Rd

27,000 AADT

Starkey Rd

12,000 AADT

TALBOT'S

CHICO'S

Penn Forest Blvd

Electric Rd

AT LEASE

AT LEASE

AT LEASE

39,250 SF


AVAILABLE




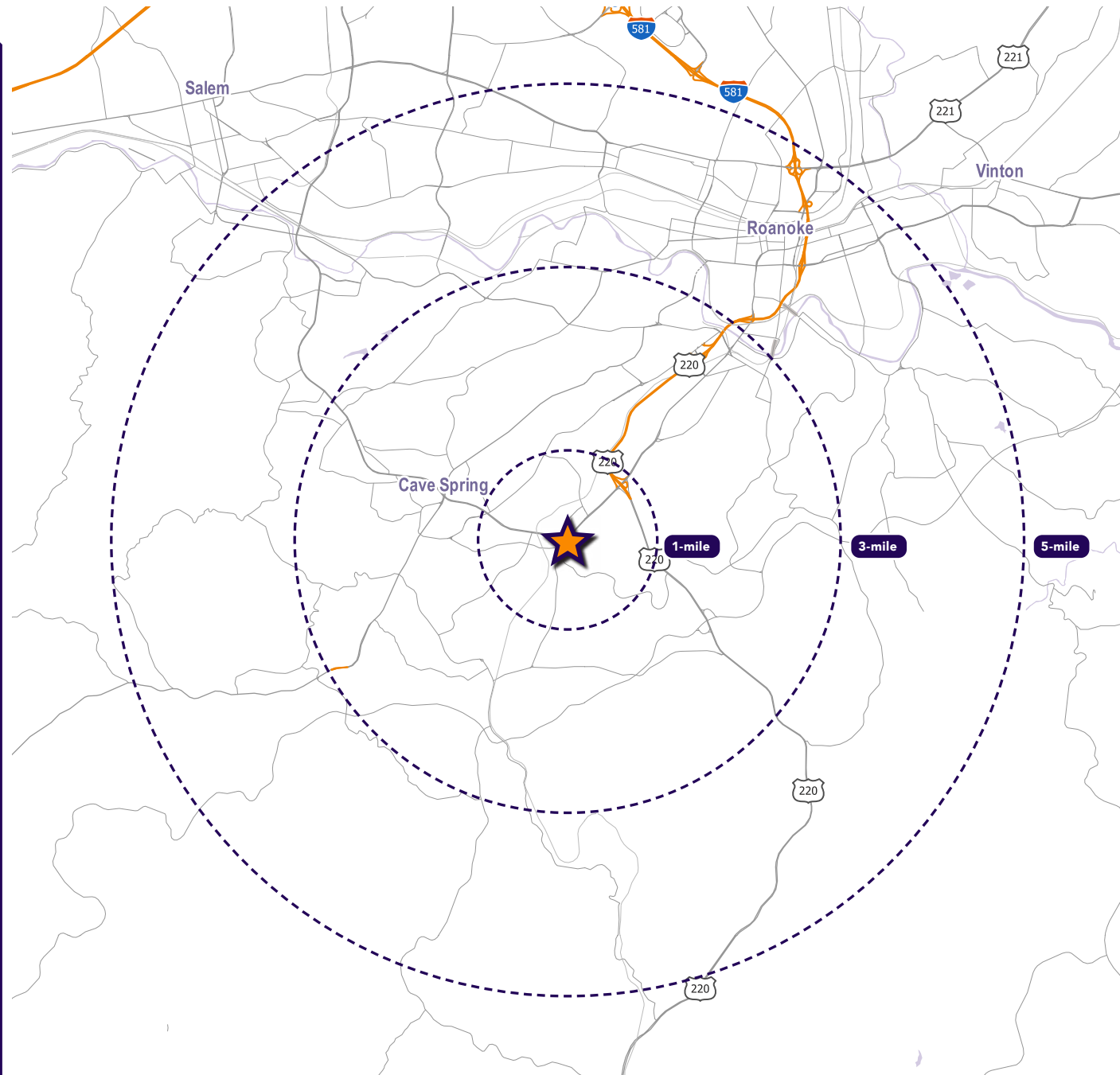
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