

FOR LEASE



Tanglewood Crossing

4502 Starkey Road / Roanoke, VA 24018

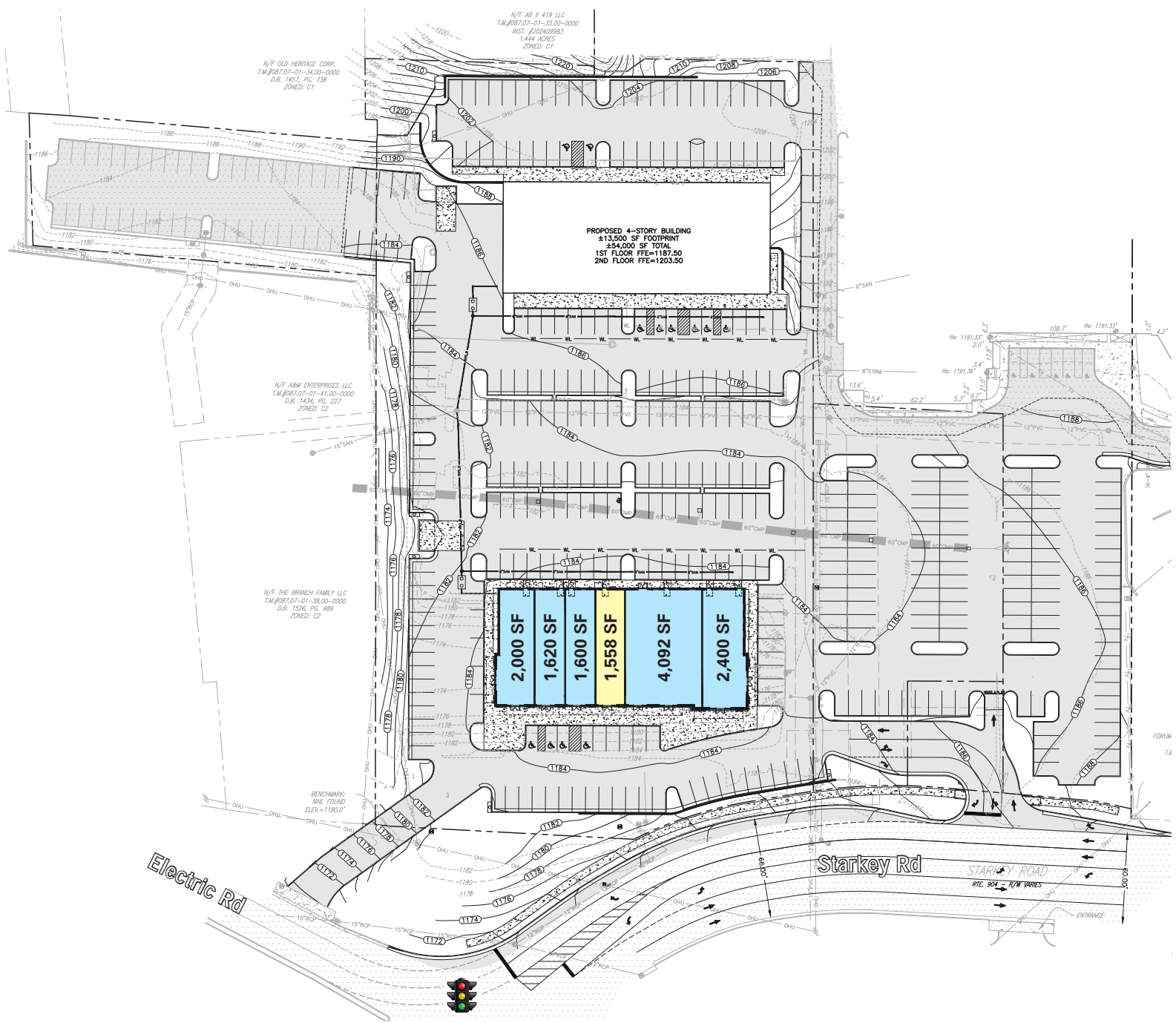
Overview

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.

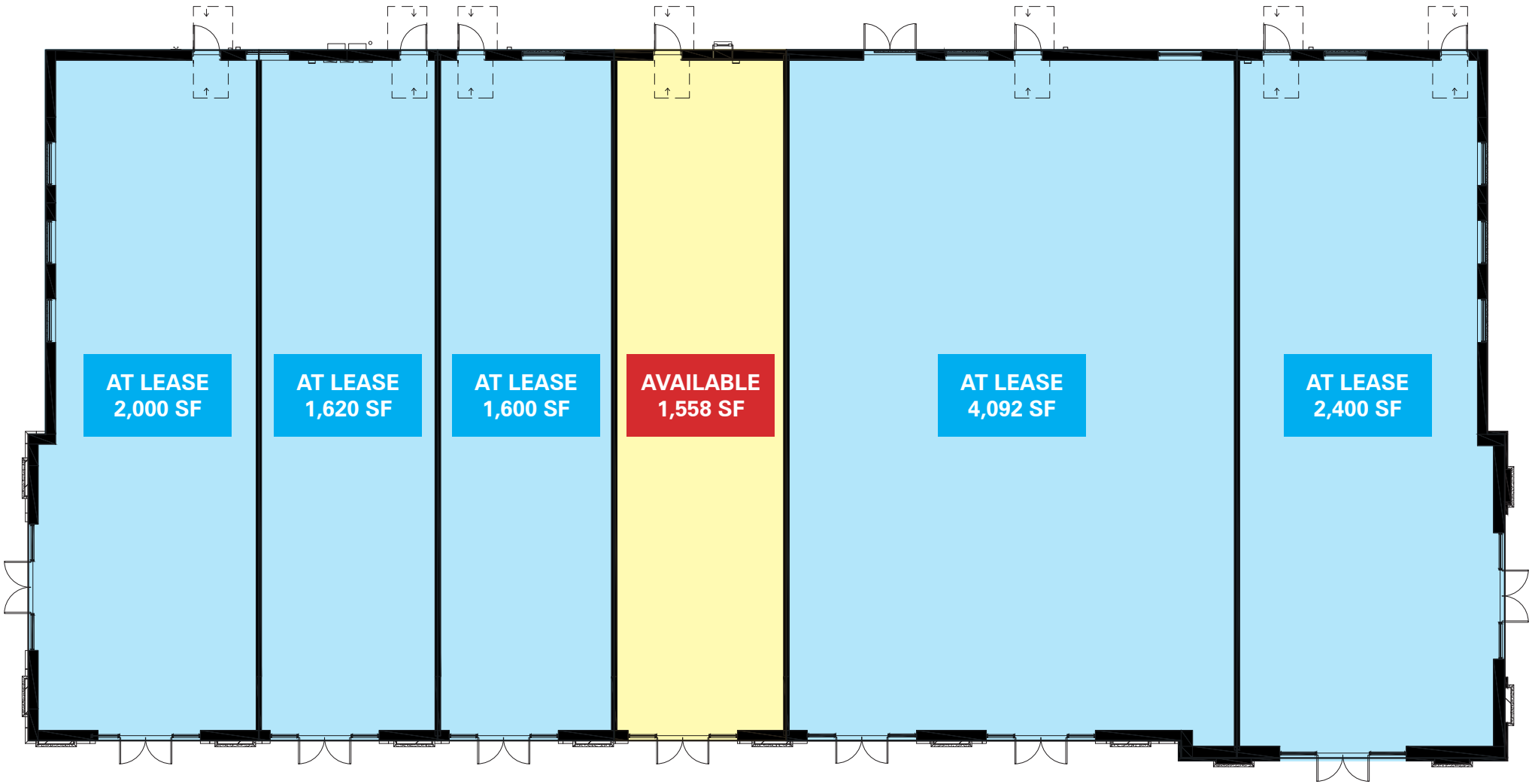
Quick Facts

- Availability** 2026
- Size** 1,558 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

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	39,000 AADT (Electric Road)	12,000 AADT (Starkey Road)	



4-Story Mixed Use Building



Starkey Rd



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

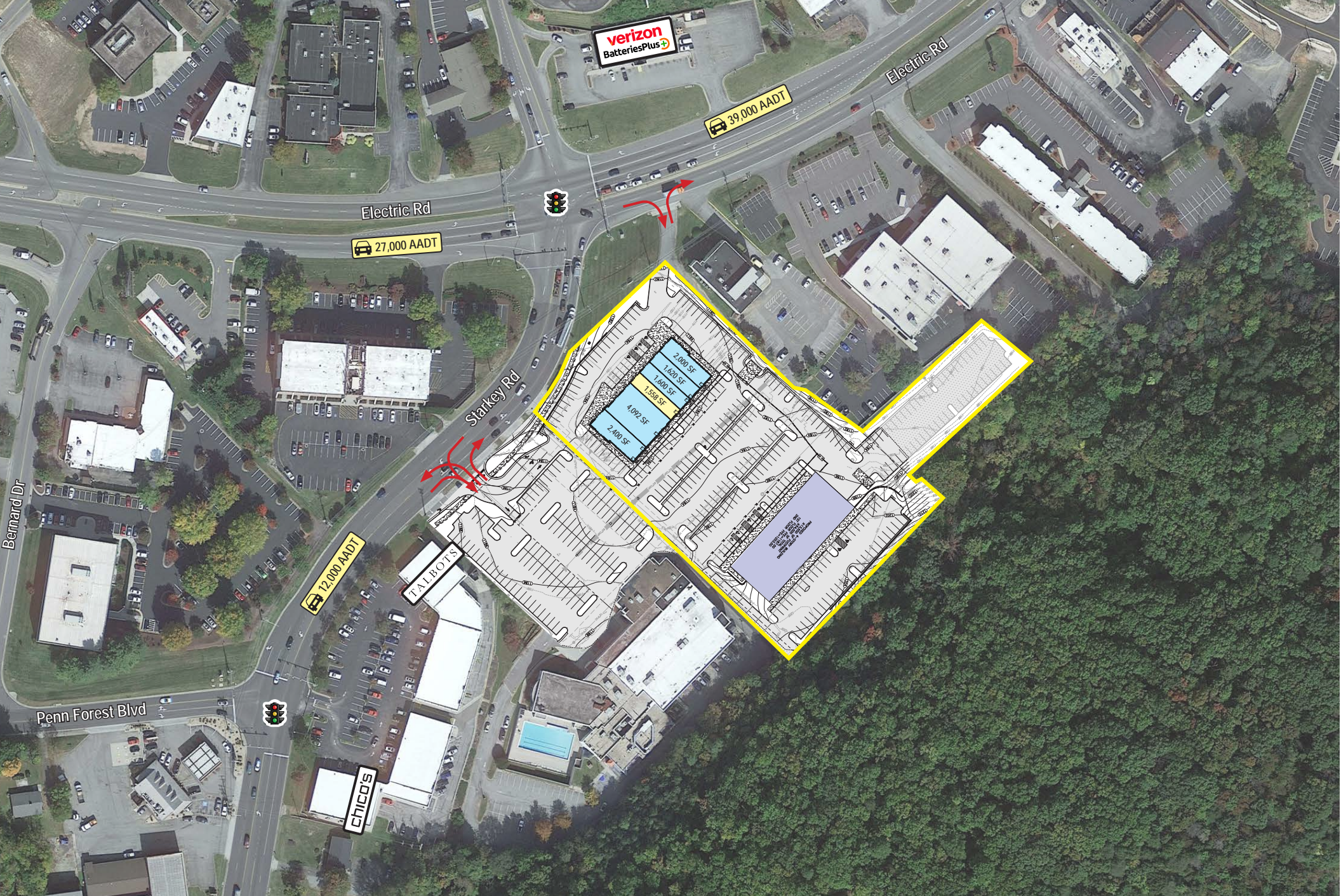


EAST ELEVATION












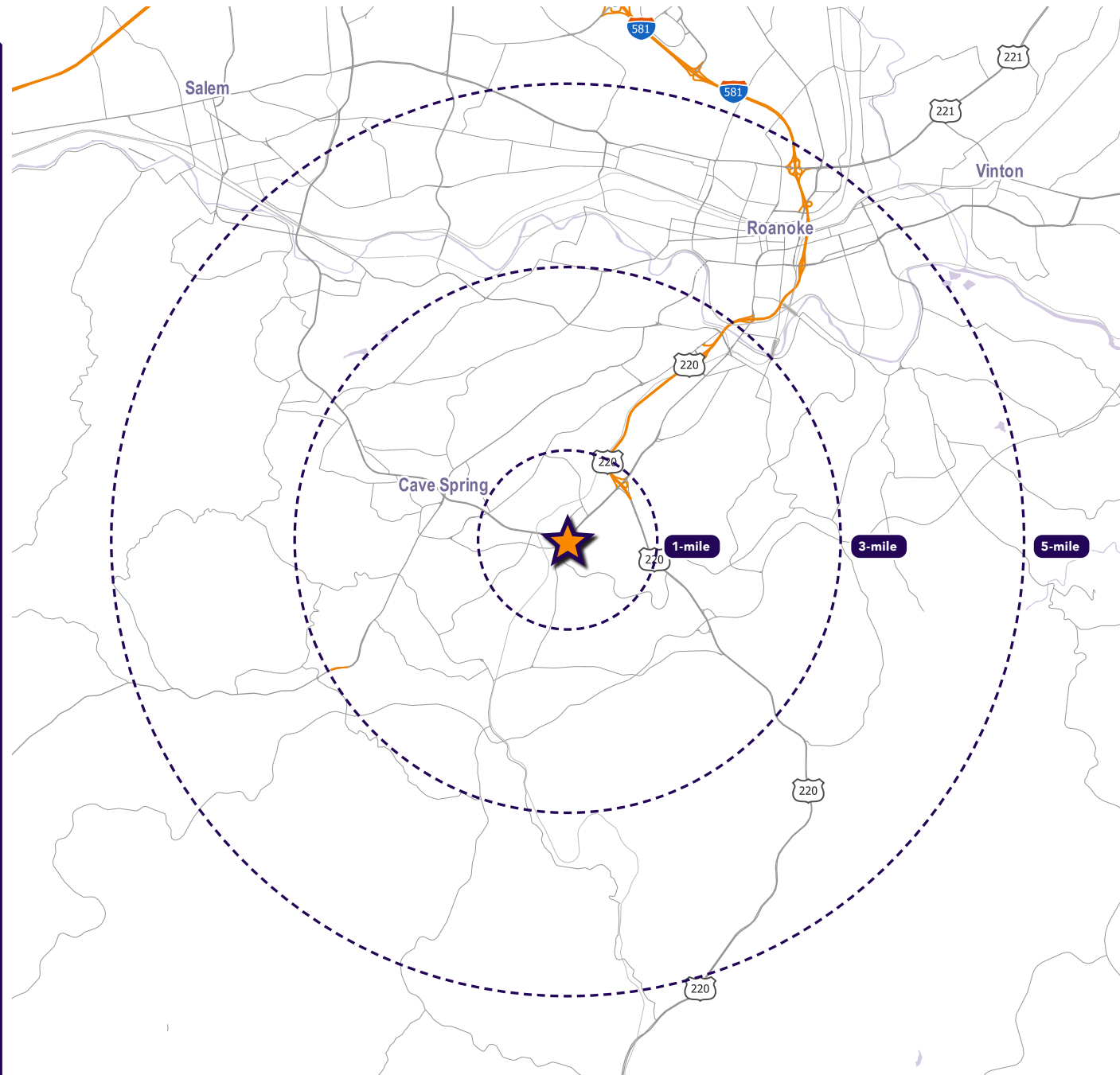
Interested? Contact:

Trey Blankinship

 tblankinship@segallgroup.com

 804.207.4040

 804.516.1205



segall
GROUP

Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

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