

FOR LEASE



Tanglewood Crossing






4502 Starkey Road / Roanoke, VA 24018

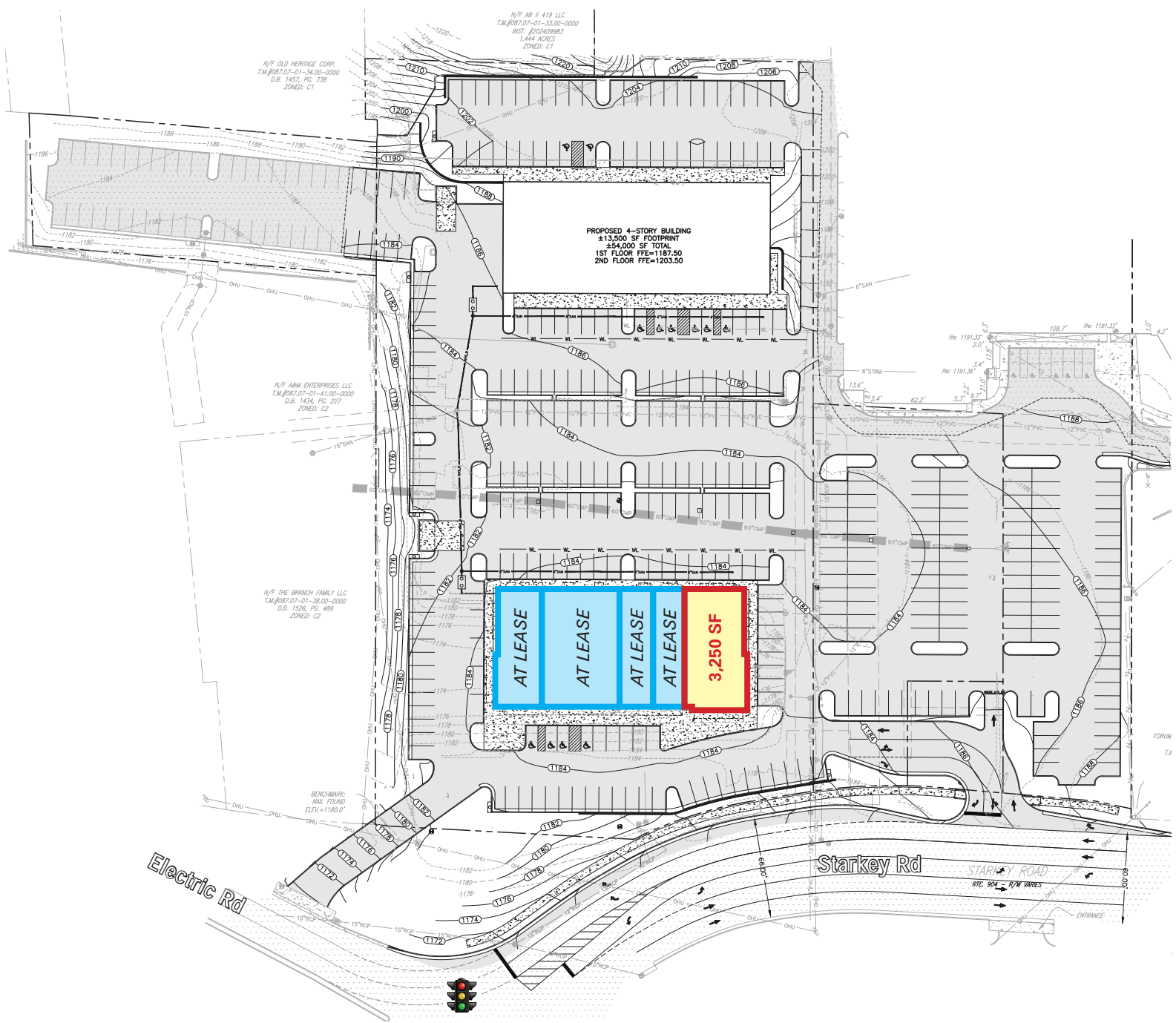
Overview

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.

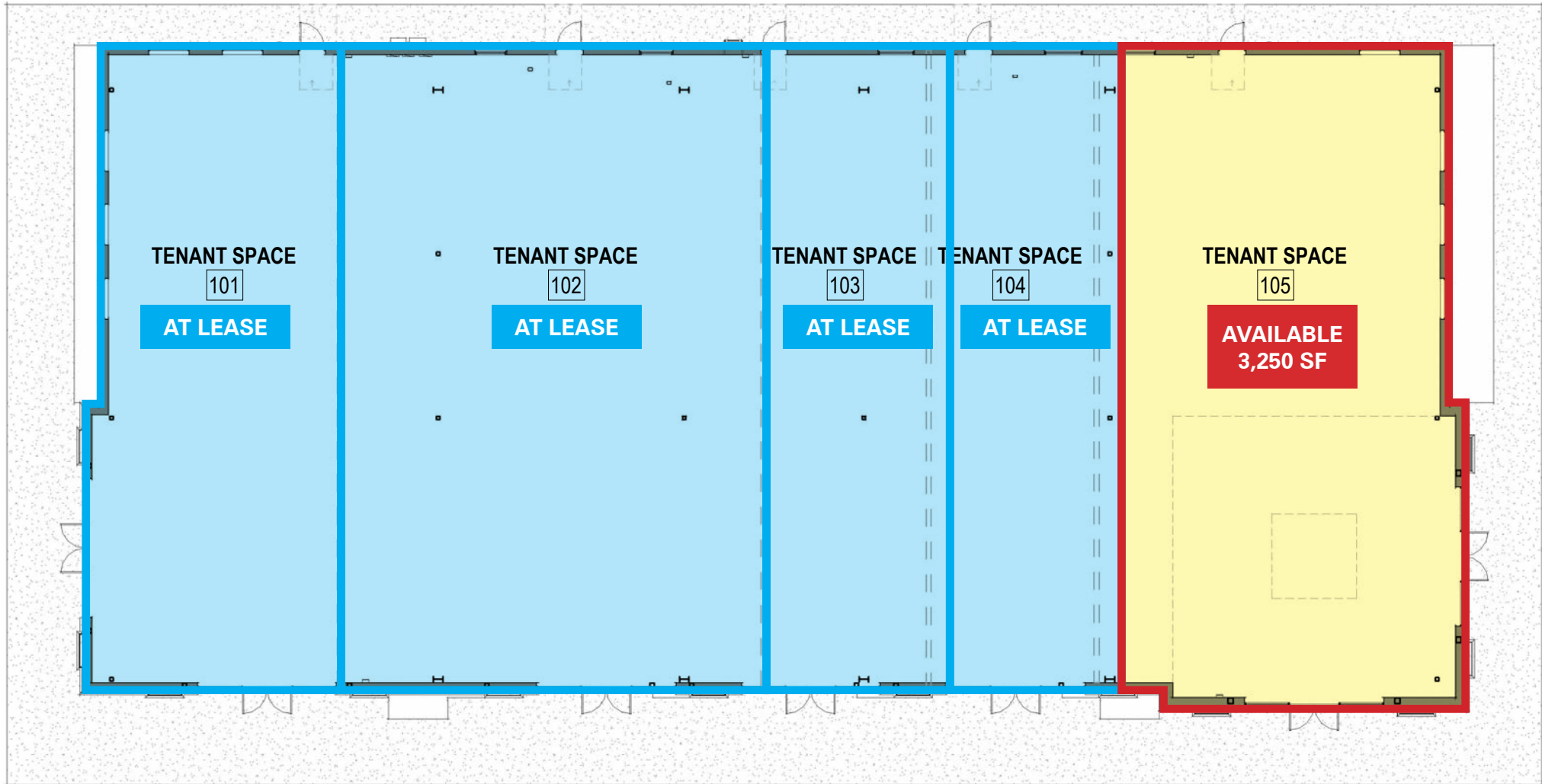
Quick Facts

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

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











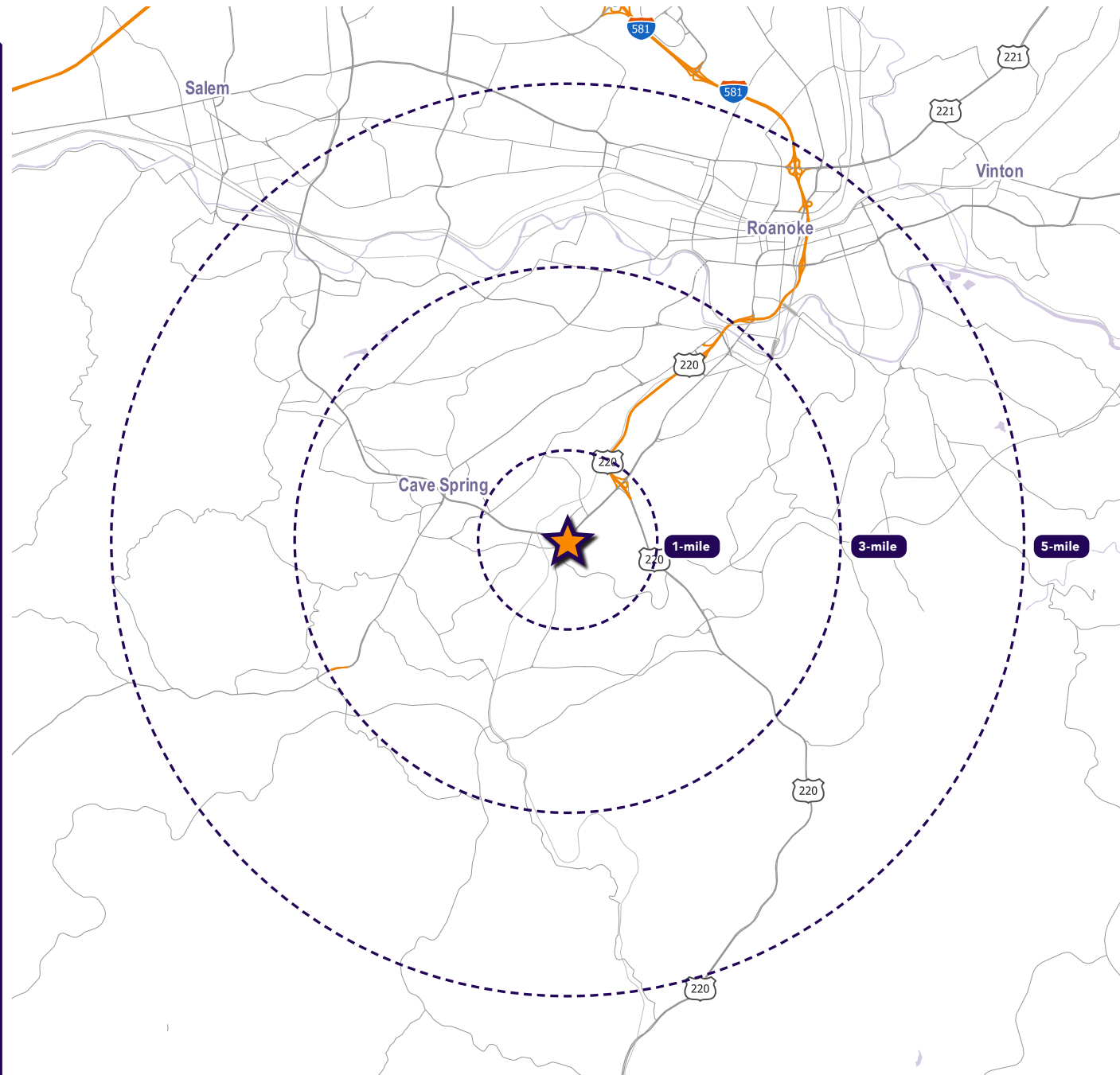
Interested? Contact:

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