

FOR LEASE



Tanglewood Crossing






4502 Starkey Road / Roanoke, VA 24018

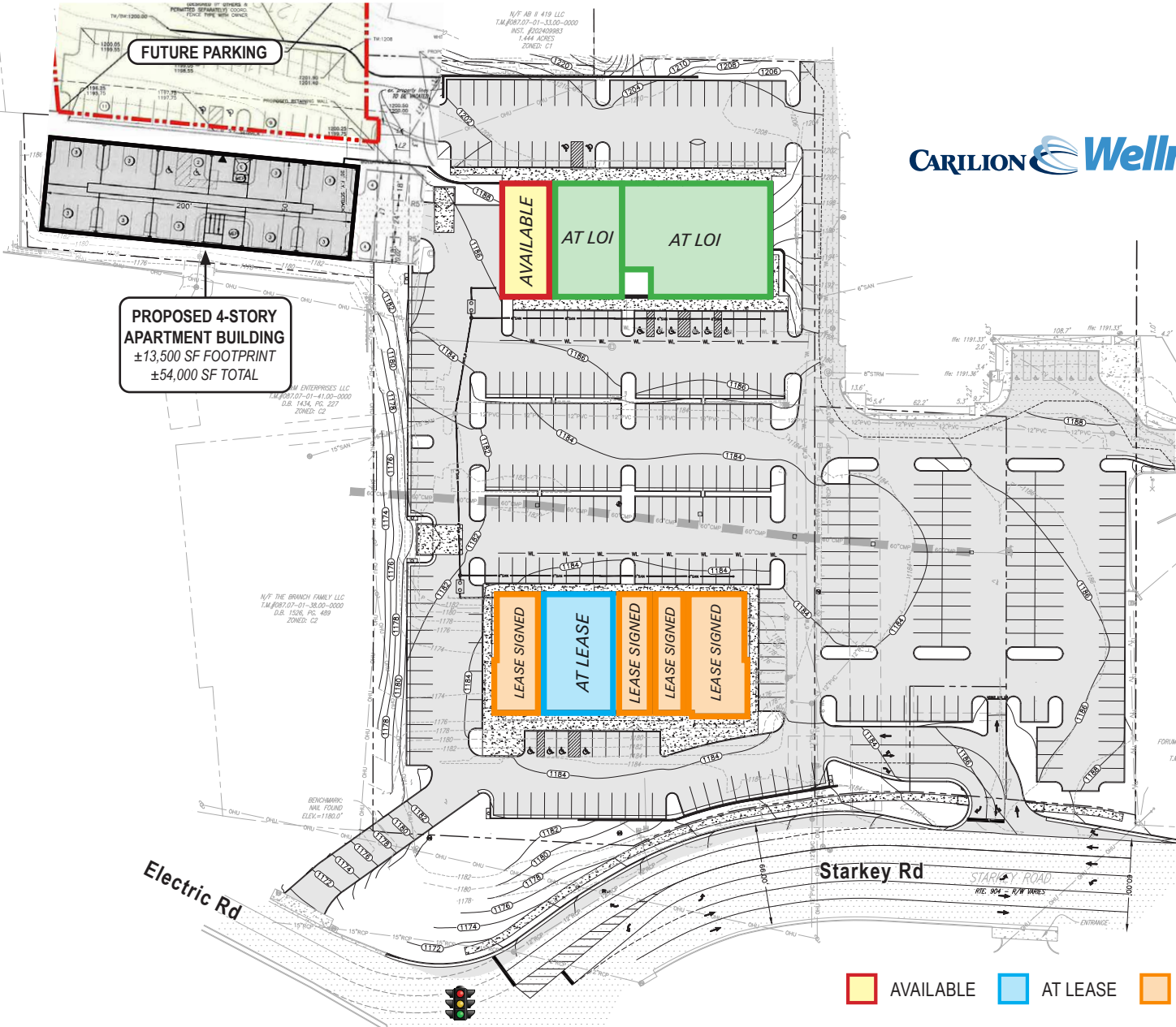
Overview

New 3.74-acre 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. 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.

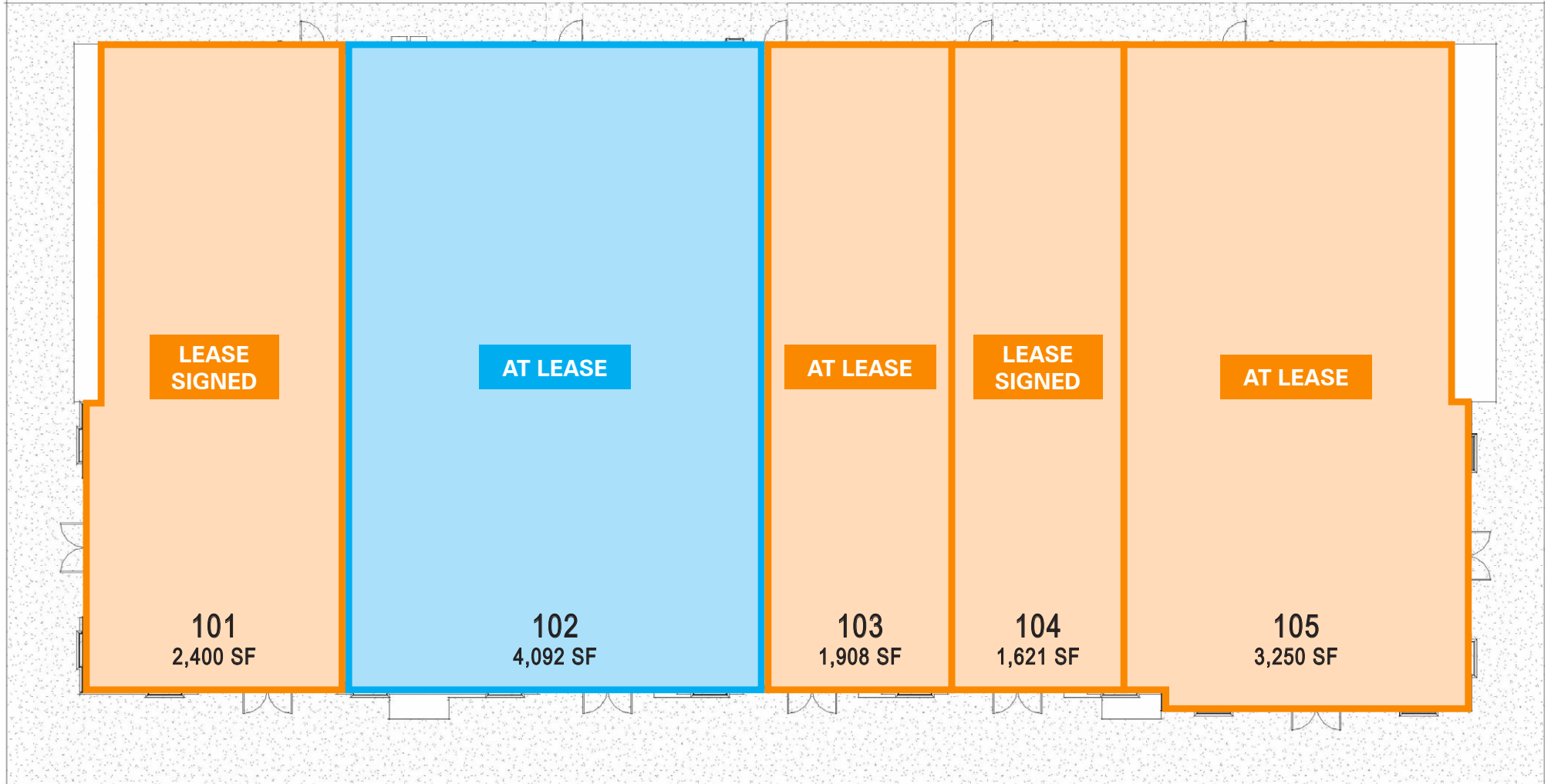
Quick Facts

Availability	Q3 2027
Size	2,000 square feet
Rental Rate	Negotiable
Net Charges	CAM: \$0.60 psf; INS: \$0.47 psf; TAX: \$3.69 psf
Parking	442 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	43,000 AADT (Electric Road)	11,000 AADT (Starkey Road)	



▲
4-Story Mixed Use Building



▼
Starkey Rd

■ AVAILABLE ■ AT LEASE ■ LEASE SIGNED ■ AT LOI



Retail Center



- AVAILABLE
- AT LEASE
- LEASE SIGNED
- AT LOI



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION













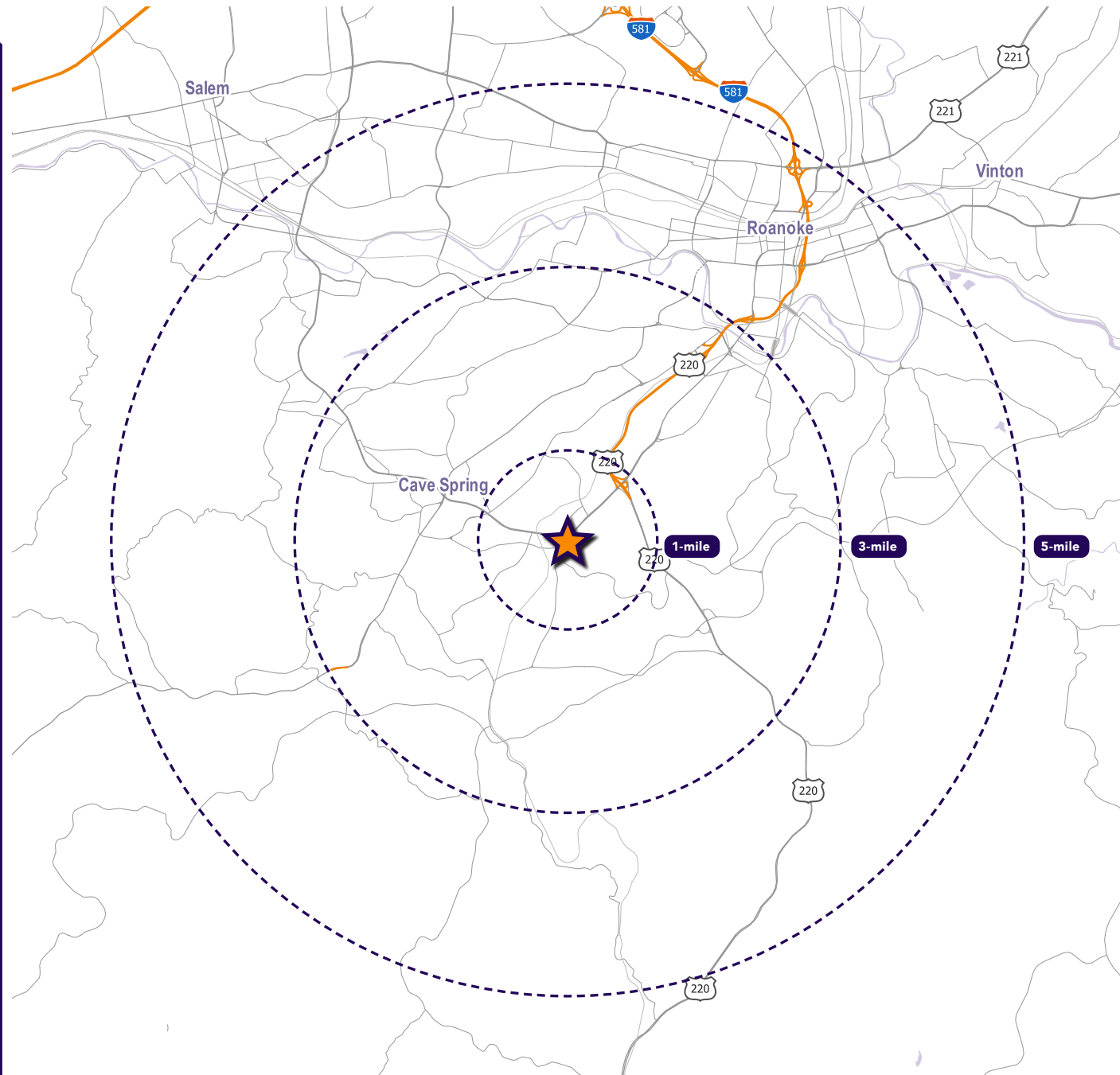
Interested? Contact:

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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