

FOR LEASE



Tanglewood Crossing

4502 Starkey Road / Roanoke, VA 24018

Overview

New development site, with restaurant space available, 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 (11,000 AADT). Offering exceptional visibility and access, the development will include a 3-story mixed-use building in the rear with 45,000 SF of total space, and a 12,700 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.

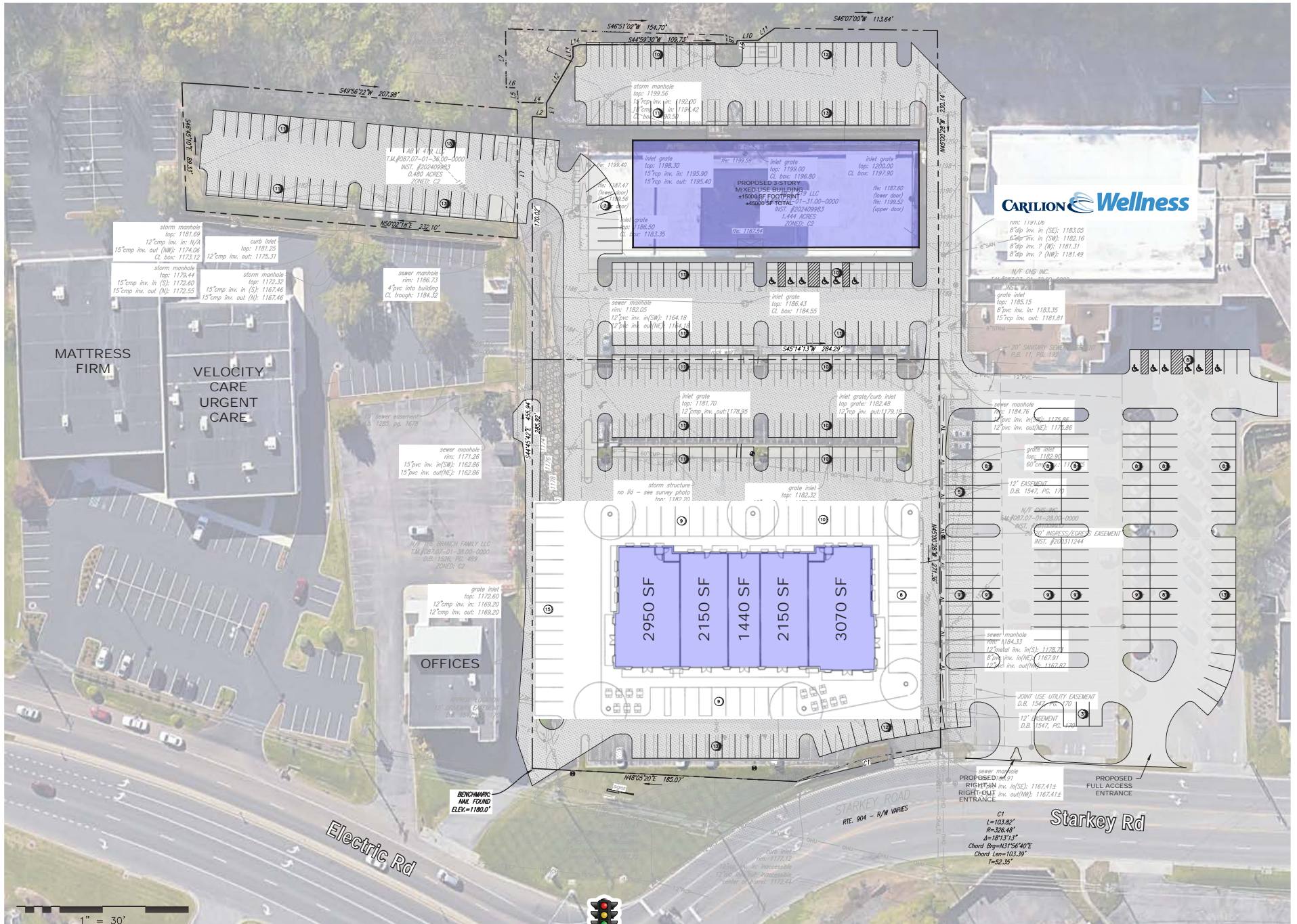
Quick Facts

Availability	2026
Size	See plan (subject to change)
Rental Rate	Negotiable
Net Charges	CAM: \$0.60 psf; INS: \$0.47 psf; Taxes: \$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)	11,000 AADT (Starkey Road)	

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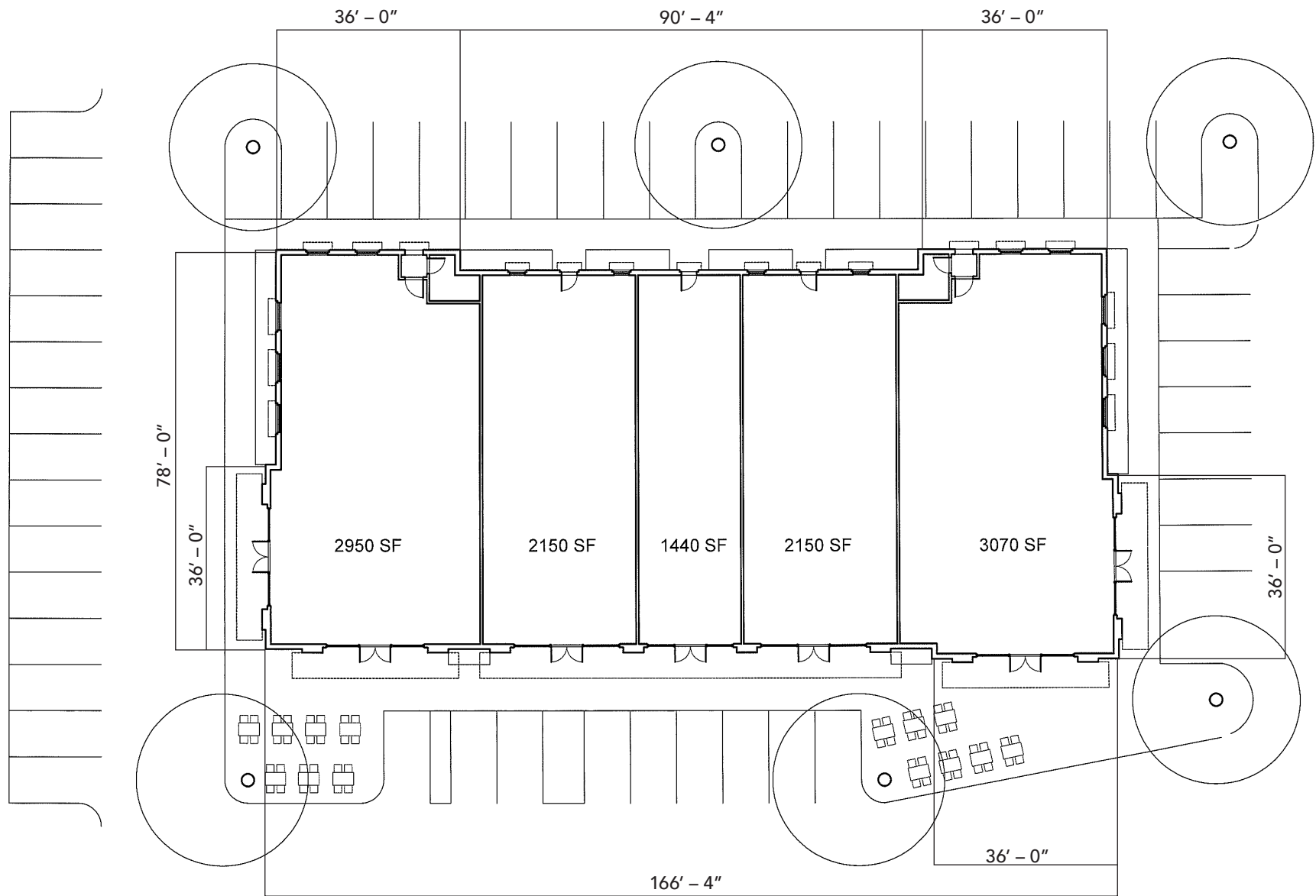
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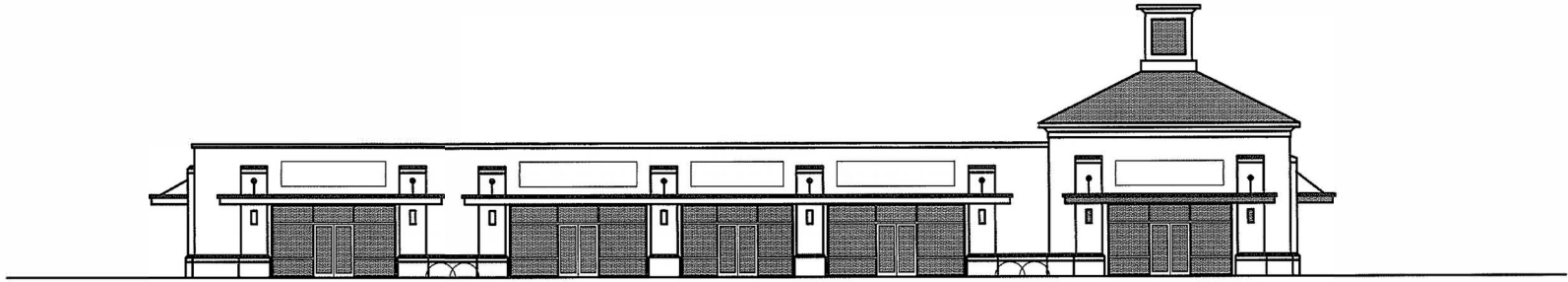


Conceptual Site Plan

Tanglewood Crossing / 4502 Starkey Road / Roanoke, VA 24018



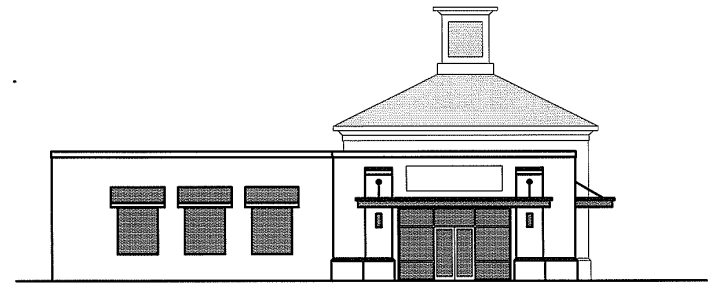




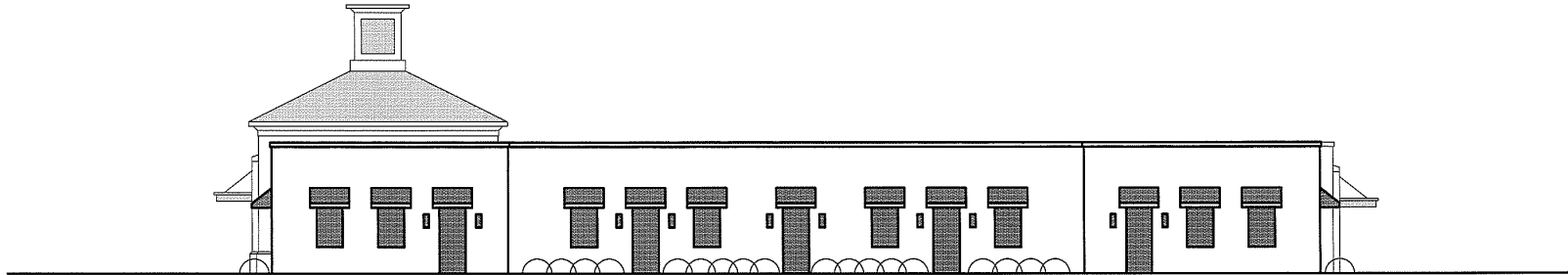
FRONT



RIGHT



LEFT



REAR





Interested? Contact:

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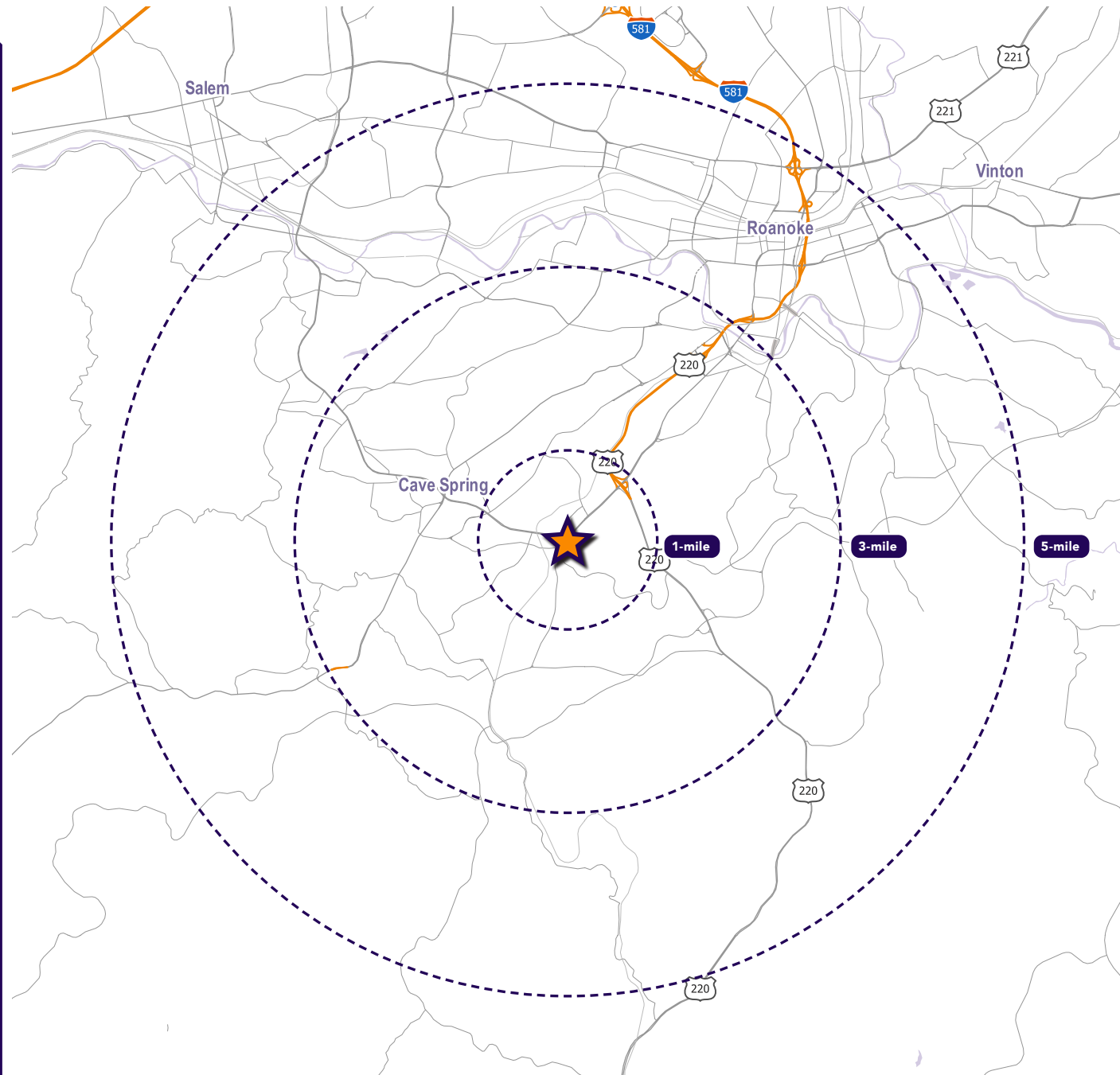
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