

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.

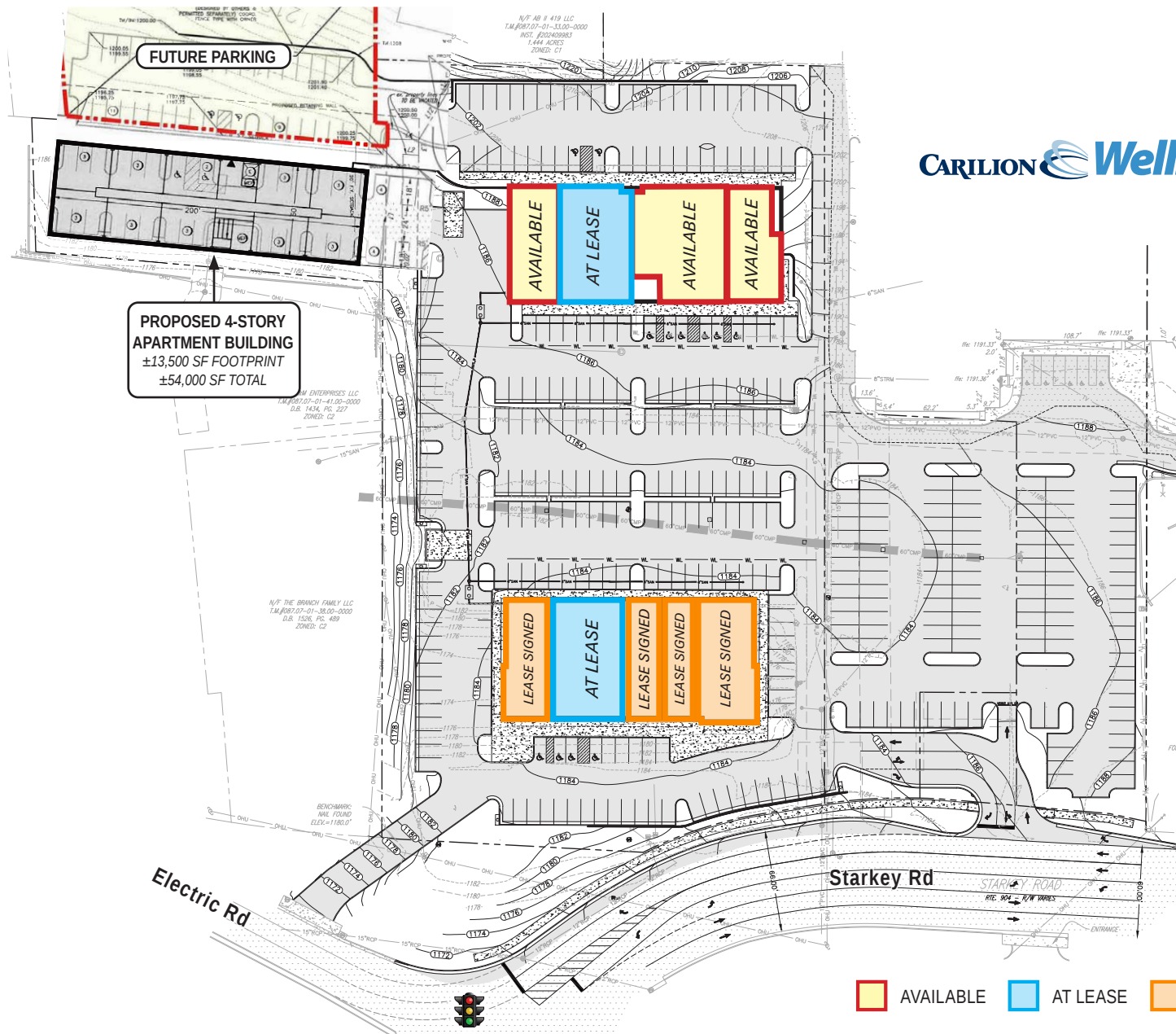
Quick Facts

Availability	Q3 2027
Size	1,800 - 3,665 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

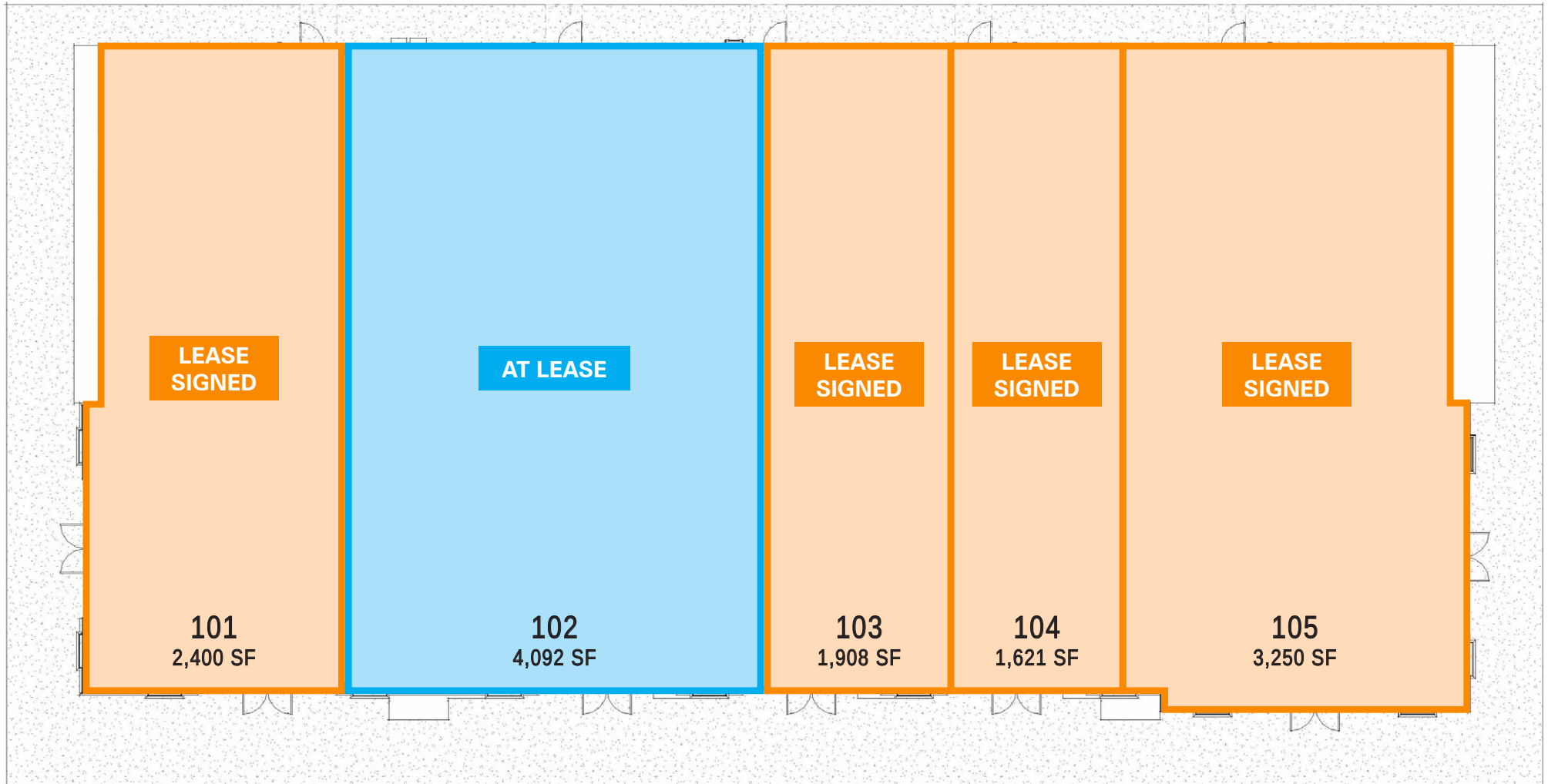
2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	6,217	48,441	103,725
 HOUSEHOLDS	2,914	21,915	46,042
 AVG. HH INCOME	\$126,301	\$127,060	\$106,221
 DAYTIME POPULATION	9,247	68,217	133,633
 TRAFFIC COUNT	43,000 AADT (Electric Road)	11,000 AADT (Starkey Road)	

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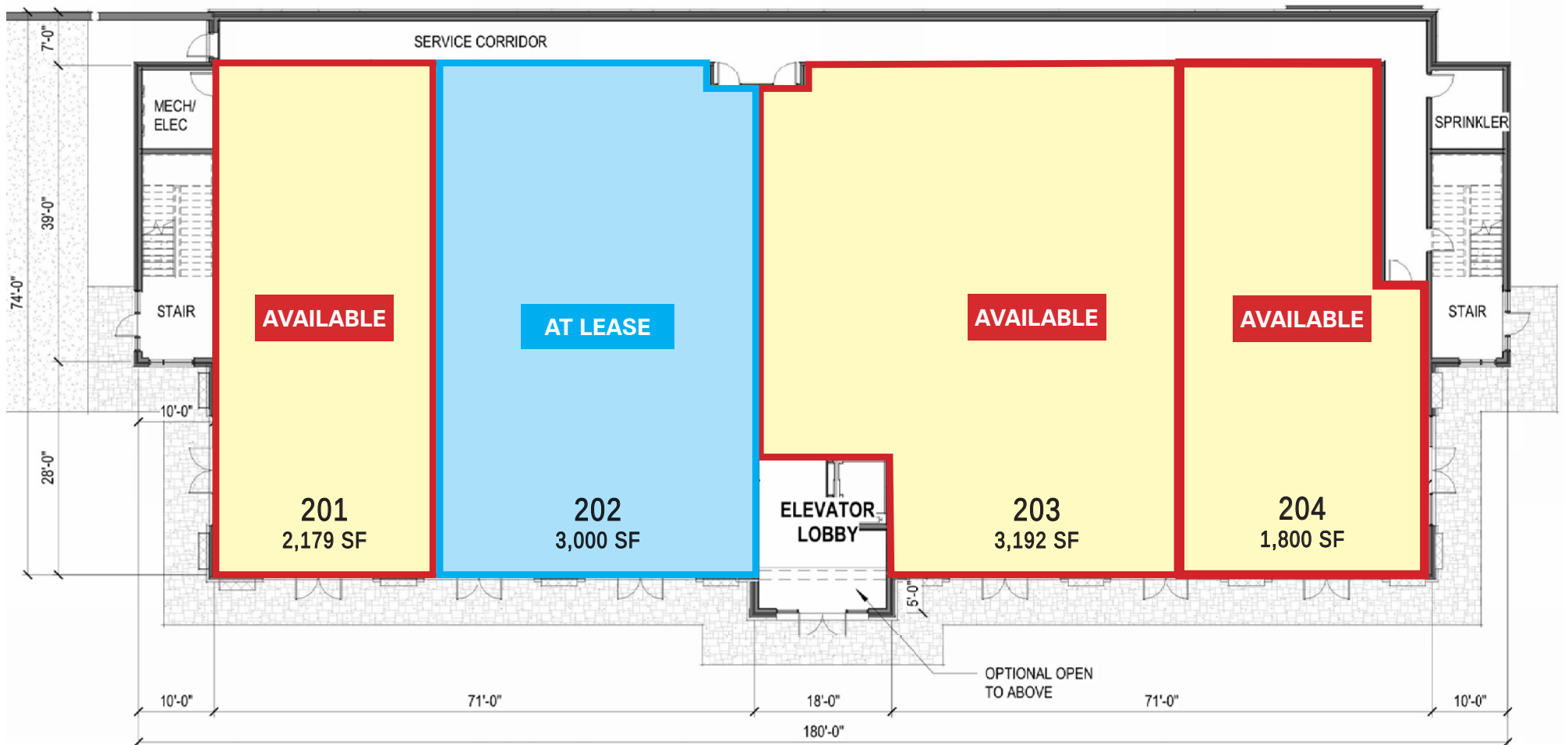


▲
4-Story Mixed Use Building



▼
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











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