

FOR LEASE



# Tanglewood Crossing

4502 Starkey Road / Roanoke, VA 24018

## Overview

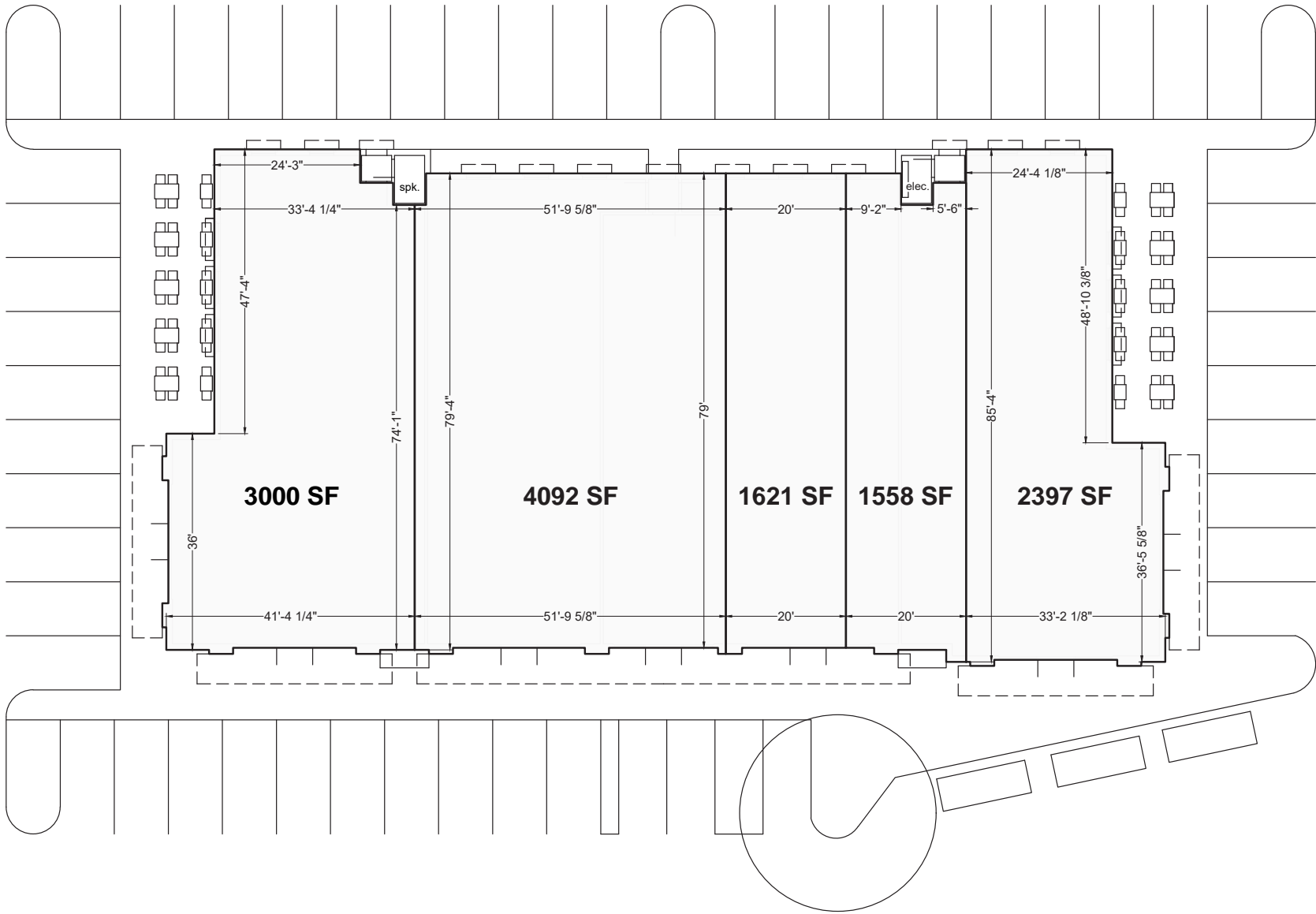
New development site, with restaurant and retail spaces available, located at the most prominent intersection along Route 419/Electric Road in the Tanglewood area of Southwest Roanoke County. This 3.74-acre redevelopment opportunity sits elevated at the signalized intersection of Electric Road (39,000 AADT) and Starkey Road (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 12,668 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; TAX: \$3.69 psf
- Parking** 373 spaces  
Cross-easement with adjacent Carilion Wellness

2024 Demographics	1 mile	3 miles	5 miles
POPULATION	<b>6,280</b>	<b>48,890</b>	<b>104,497</b>
HOUSEHOLDS	<b>2,946</b>	<b>22,118</b>	<b>46,391</b>
AVG. HH INCOME	<b>\$116,884</b>	<b>\$116,449</b>	<b>\$97,509</b>
DAYTIME POPULATION	<b>9,377</b>	<b>67,711</b>	<b>132,382</b>
TRAFFIC COUNT	<b>39,000 AADT</b> (Electric Road)	<b>12,000 AADT</b> (Starkey Road)	







NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION













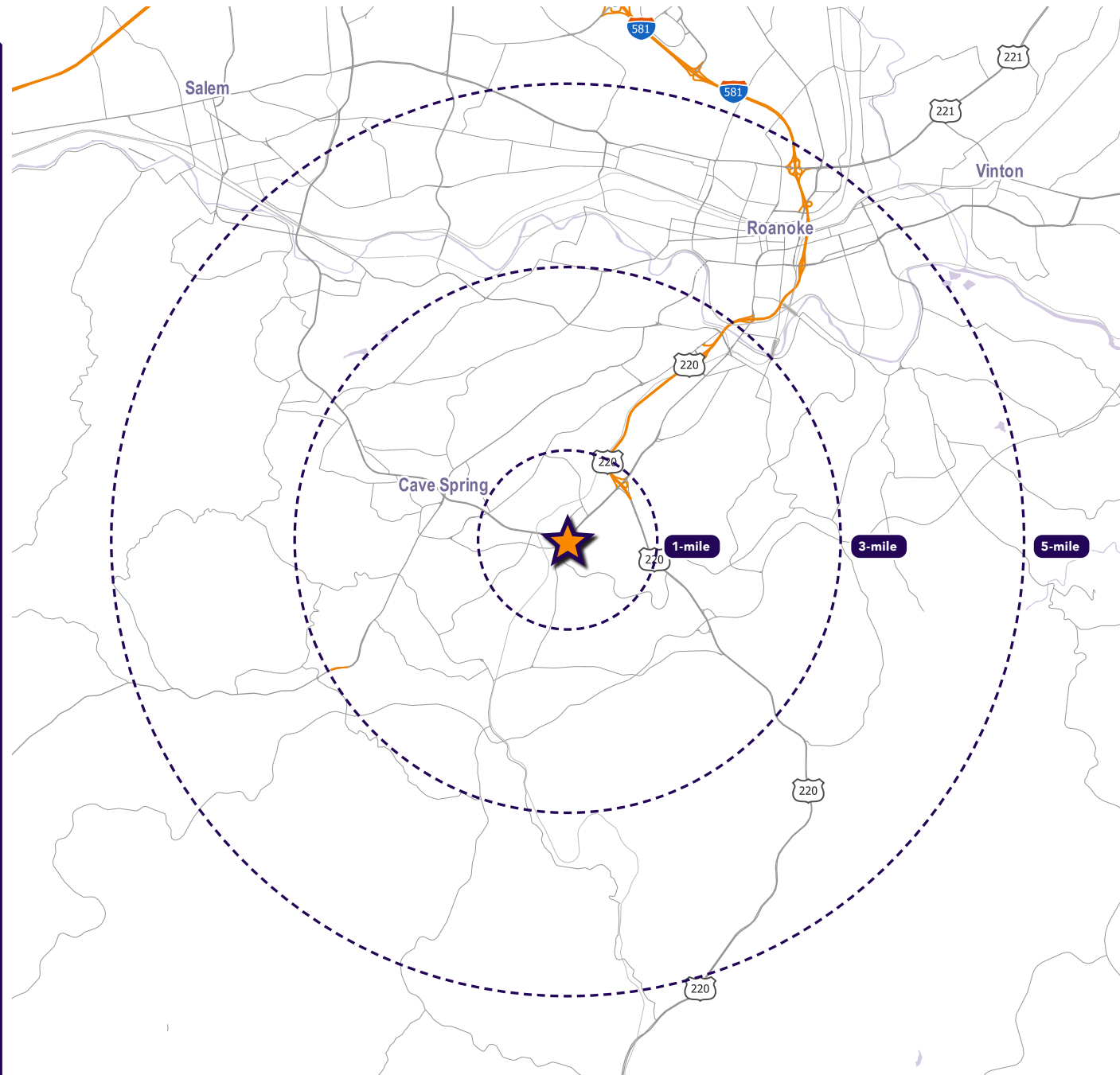
# Interested? Contact:

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