

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 |
| 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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Interested? Contact:

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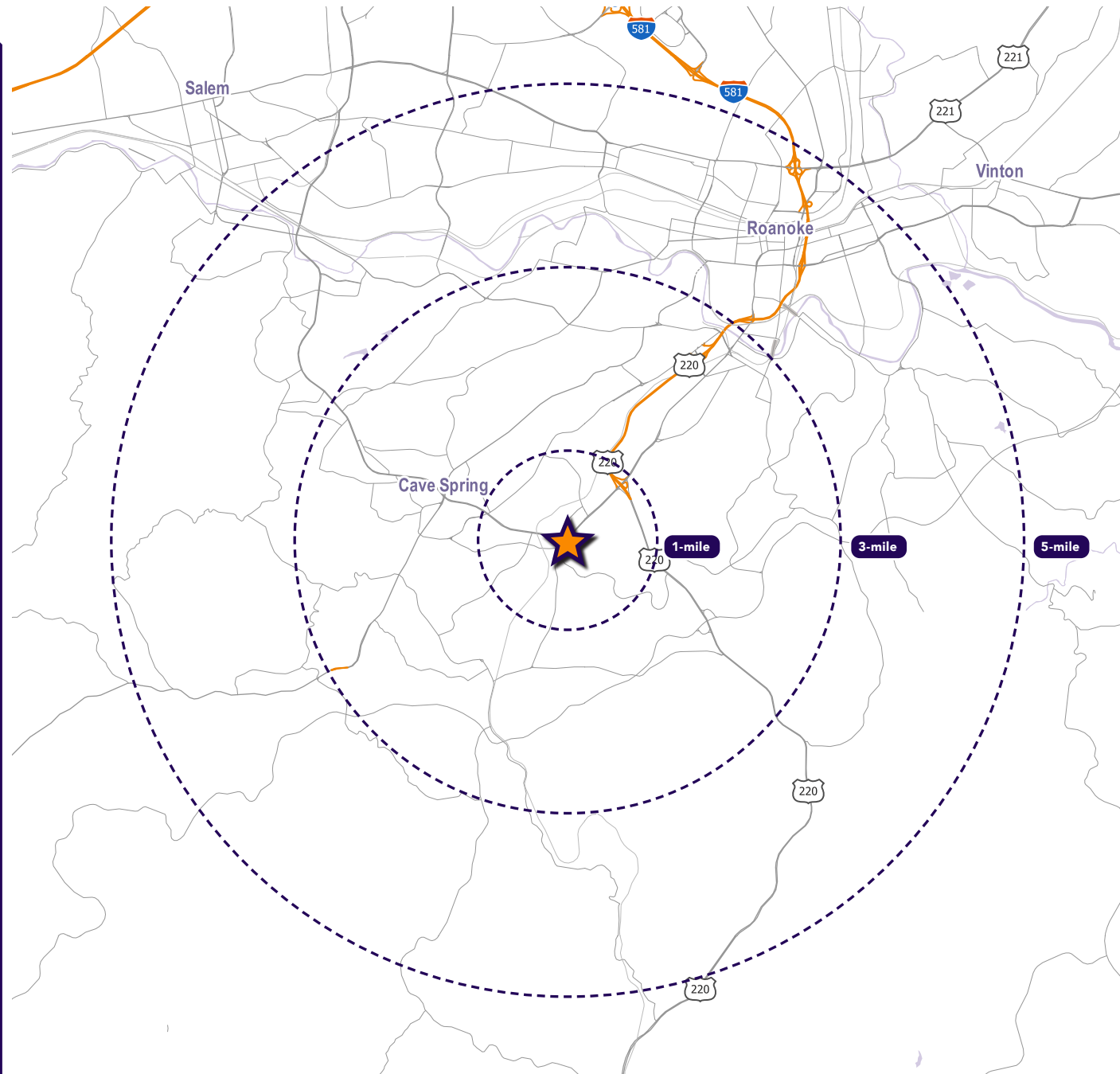
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