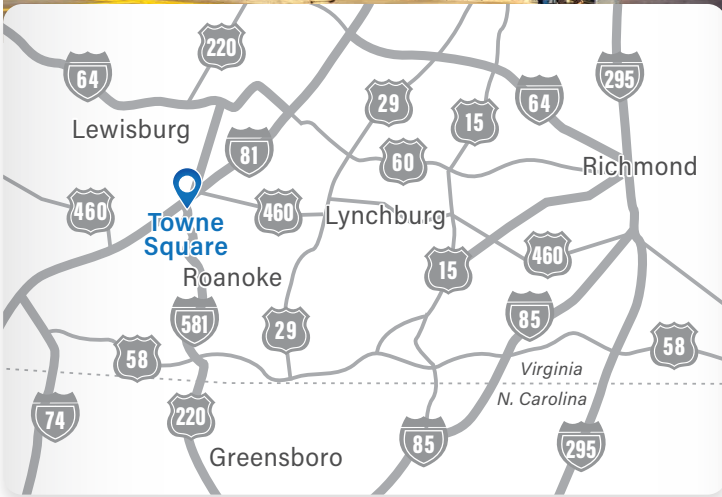


TOWNE SQUARE

1287-1445 Towne Square Blvd NW, Roanoke, VA 24012 | 302,135 SF



CENTER HIGHLIGHTS

- Roanoke is home to one of Virginia's largest healthcare systems, Carilion Clinic, as well as the Virginia Tech Carilion Research Institute (VTCRI). The city serves as a stable base for employers in healthcare, logistics, education, and manufacturing, resulting in a resilient economy that is somewhat insulated from national economic fluctuations.
- The surrounding areas boast a large number of educational institutions, with 25 colleges and universities located within an hour's drive.
- The demographic makeup of Roanoke is a mix of young families and retirees, which creates a high demand for casual dining, home renovation supplies, and essential goods.

LEASING INFORMATION

Property Type	Retail Center
Building/GLA	302,135 SF
Intersection	Williamson Road (SR-11) and Airport Road NW, off of Hershberger Rd NW
Traffic Light	Yes
Traffic Count	16,000 ADT on SR-11 and Hershberger Rd NW

DEMOGRAPHICS

Radius	5-Mile	10-Mile	15-Mile
Population	119,067	205,645	324,712
Daytime	147,185	301,025	448,210
Avg. Income	\$76,280	\$92,104	\$84,192



TOWNE SQUARE

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Roanoke, VA 24012



LEASING CONTACT

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TOWNE SQUARE

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Townsquare Boulevard		
STE	TENANT	SF
1287	Commonwealth of Virginia State Lottery Dept	6,300
1295	Art in Motion Dance Center	1,764
1301	Tortilleria La Loma	1,542
1315	Davidson Beauty Supplies	3,030
1319	Roanoke Supreme Buffet	10,157
1333	Available	2,777
1337	Hill City Music	1,565
1339	Sweet Frog	1,200
1341	Nature's Outlet	1,200
1345	Available	1,500

1347, 57, 67	Academy Sports & Outdoors	48,729
1369	OneMain Financial	1,600
1371	Once Upon A Child	6,400
1377	Mariner Finance	1,600
1379	Popeye's Chicken	OP
1383	Kirkland's	9,550
1397	Five Below	8,000
1401	Mattress Warehouse	5,000
1411	Uptown Cheapskate	3,000
1413	Cici's Pizza	4,000
1415	Available	2,000
1417	H&R Block	2,000
1419	Petco	14,863
1421	Homesense #2037	23,286
1427	Marshalls	35,134
S303	Available	3,954

1433A	Available	1,400
1433B	Available	1,400
1435	Queen Nails	1,115
1445	Woodcraft Supply Corp	7,200

Rutgers Street NW		
STE	TENANT	SF
1372	Chef Store	23,520
1376	AAA	3,198
1382	Affordable Dentures & Implants	3,600
1384	America's Best	3,000
1390/98	Super Amanecer 2 Peleteria y Neveria	9,269
1410	Available	9,598
1416	Ross	29,826
1420	Citi Trends	10,484