

PROMENADE PARK

3536-3544 ELECTRIC ROAD ROANOKE, VA 24018



OFFERING SUMMARY

Available SF: 1,750 - 3,500 SF

Lease Rate: \$19 SF/yr (NNN)

Year Built: 1986

Building Size: 35,975 SF

PROPERTY OVERVIEW

Presented by Rachele Hunley at Poe & Cronk Real Estate Group. Prime retail location in the heart of SW County. Outstanding tenant mix with excellent access and high visibility assures a steady customer flow. Traffic volume along Rt. 419 is 30,000+. This property is a perfect opportunity for any business in a well-established, successful center. Located on Electric Rd (Rt 419) within easy access to I-581, U.S. Route 220, and Tanglewood Mall.

PROPERTY HIGHLIGHTS

- Outstanding Traffic Count
- Premium Center
- Excellent Foot Traffic
- Recent Renovations



RACHELE HUNLEY

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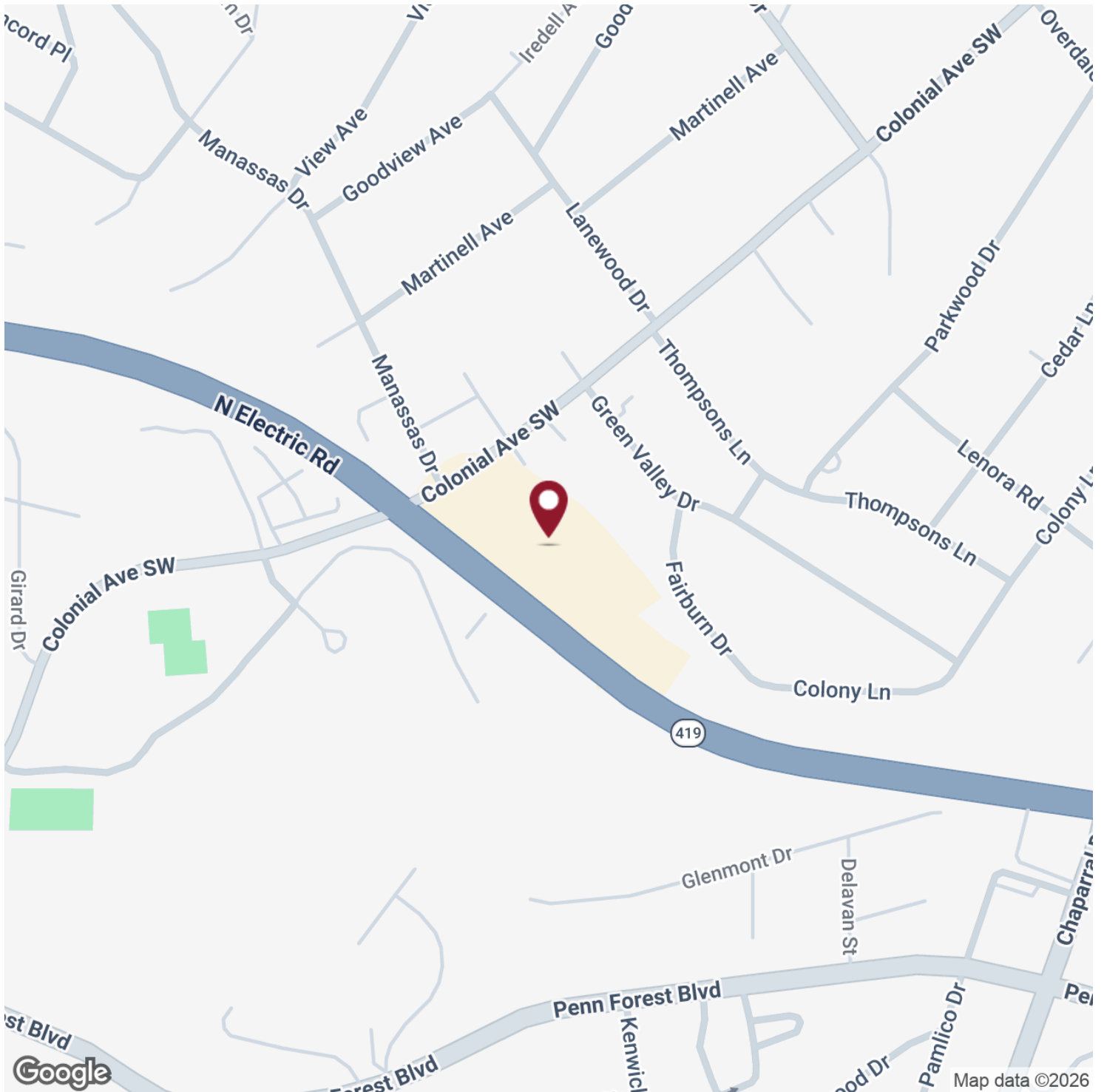


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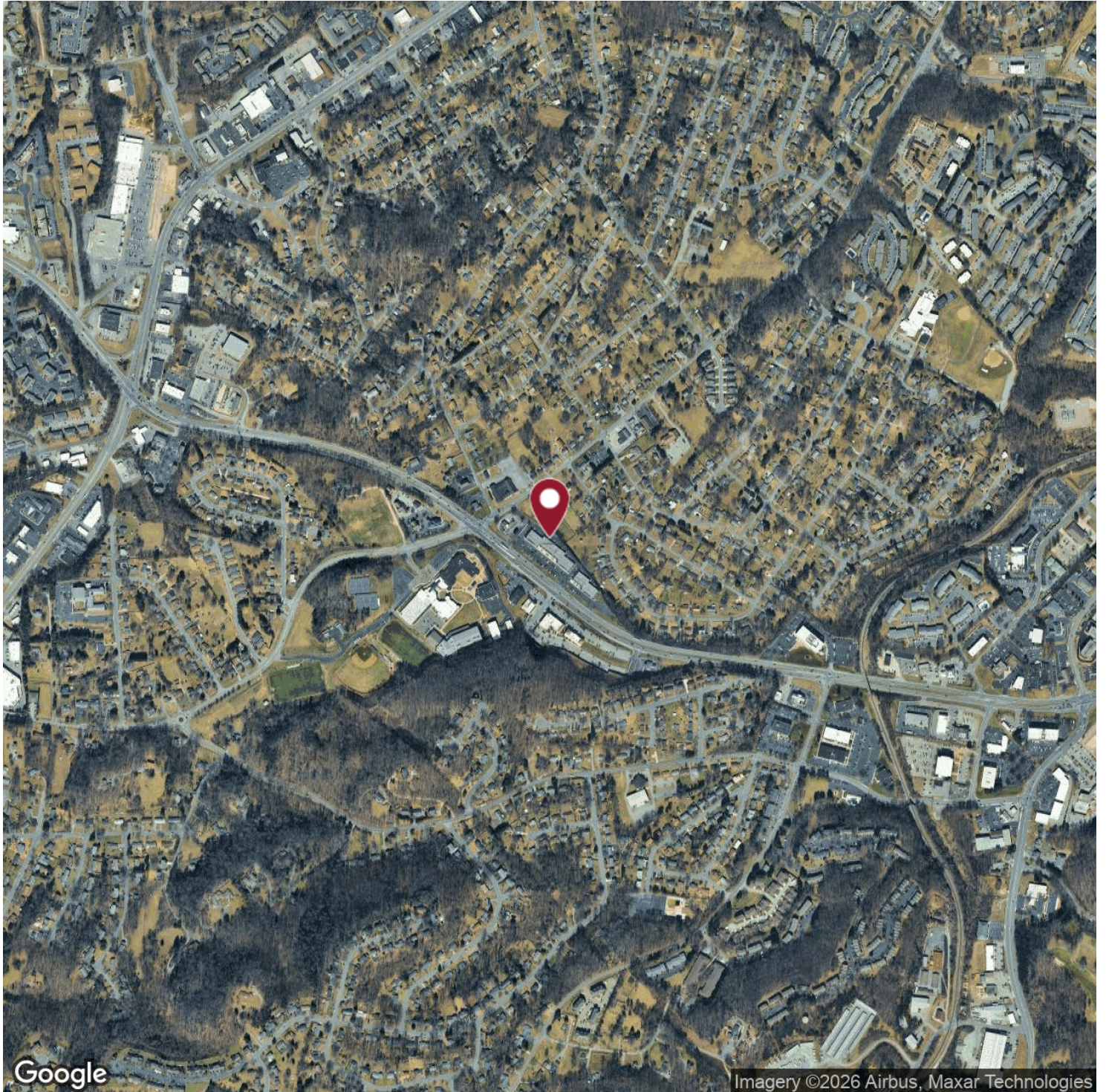


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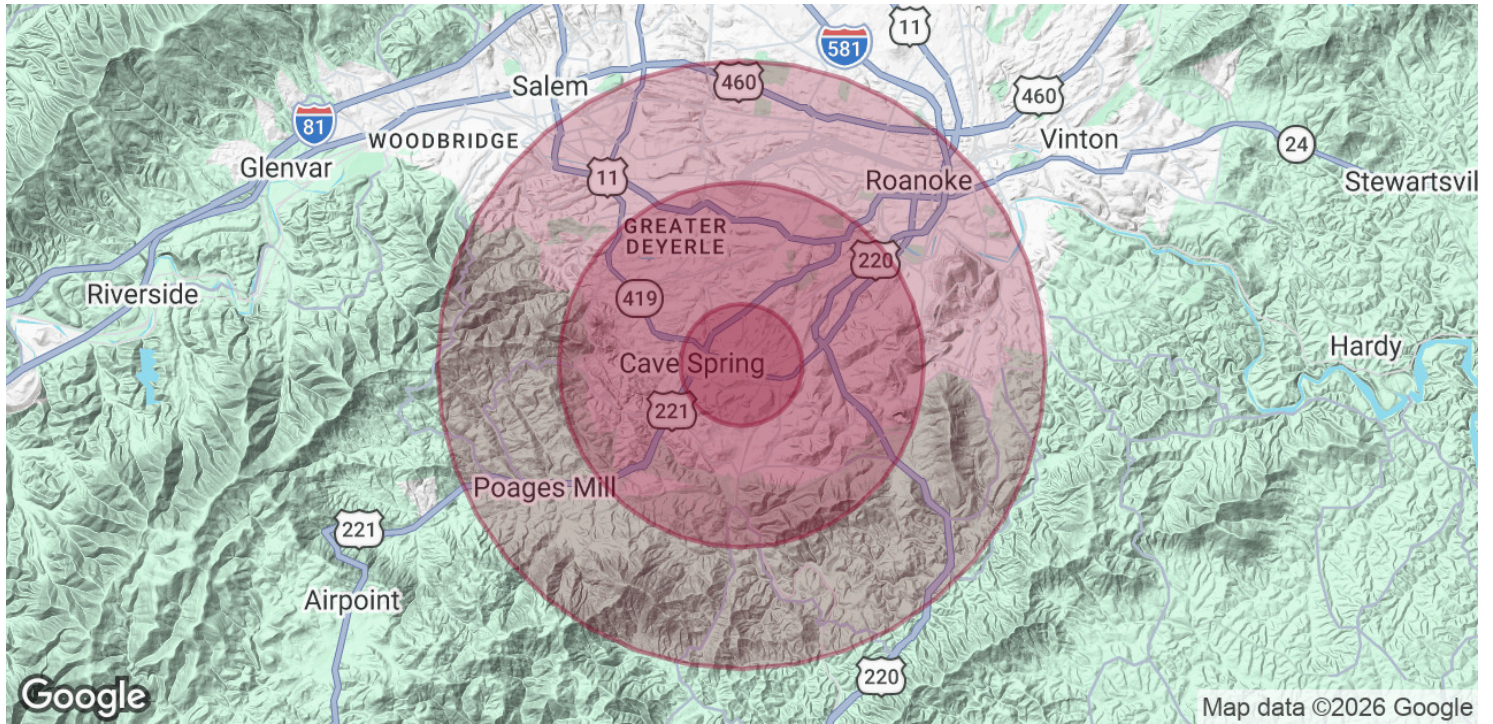


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,967	49,269	105,052
Average Age	38.7	42.6	40.3
Average Age (Male)	37.5	40.8	38.4
Average Age (Female)	40.7	44.6	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,341	22,947	47,390
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$61,563	\$70,639	\$63,429
Average House Value	\$193,422	\$233,029	\$235,498

2020 American Community Survey (ACS)



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