

4097 ELETRIC RD SW

Roanoke, VA 24018

RETAIL / OFFICE FOR LEASE



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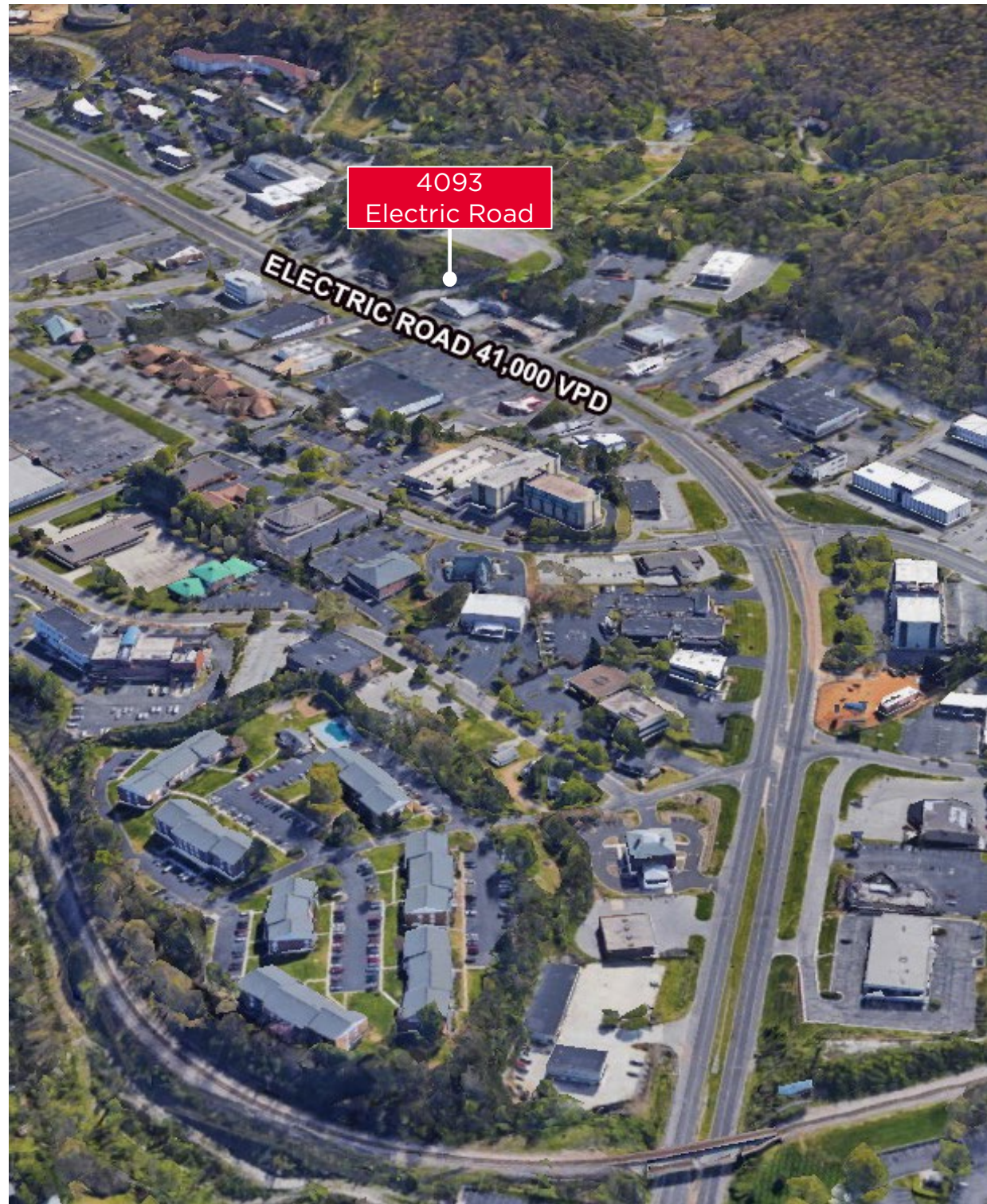
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Property Overview

- Located on Main Retail Corridor
- Two story building with 3,456 SF available on the first floor with multiple entrances
- Great visibility between Tanglewood Carwash and Ogden Road intersection
- \$30 million dollar retail and hospitality development being developed less ½ mile
- Across the street from Tanglewood Mall
- Flexible space
- Great signage
- Two curb cuts with parking
- \$14.00 NNN

Join Nearby Retail Tenants



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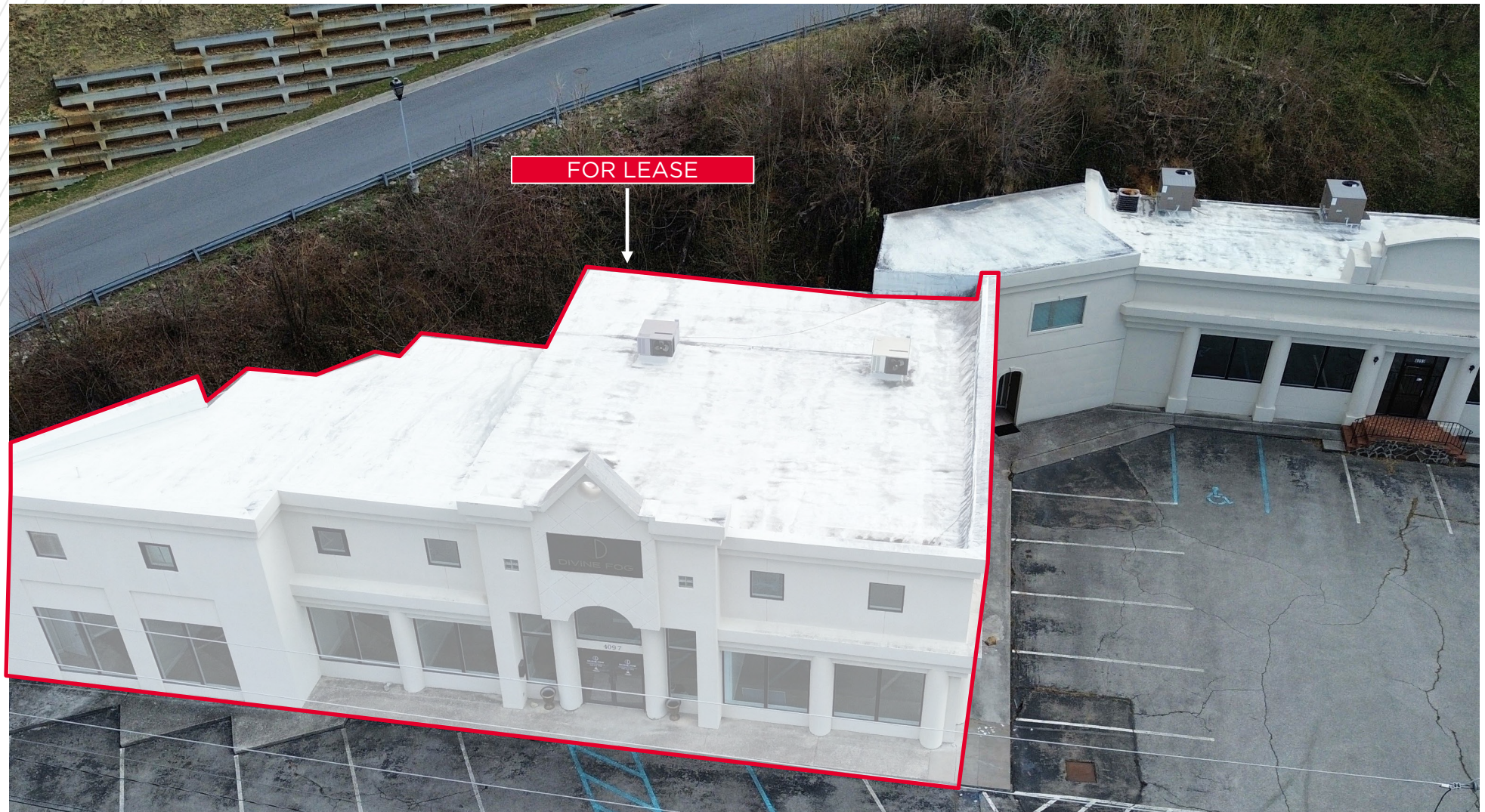
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Location Overview



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FOR LEASE



107,106
POPULATION



\$102,811
AVERAGE
INCOME



136,407
DAYTIME
EMPLOYEE
POPULATION

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,836	52,447	107,106
Average Household Income	\$96,856	\$102,811	\$88,283
Daytime Employee Population	12,267	57,936	136,407



FOR MORE INFORMATION, CONTACT:

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