

FOR LEASE

SITE

5301 Bernard Drive

Roanoke, VA 24018

Overview

Positioned at the heart of Cave Spring's most affluent retail corridor, this 0.31-acre development opportunity offers premium Electric Road frontage in one of Roanoke's most coveted commercial locations. With 28,000 daily vehicles passing this highly visible site just minutes from Tanglewood Mall, the property benefits from exceptional access including a median break allowing eastbound left turns. The compact site is surrounded by established office complexes and medical facilities, offering consistent traffic patterns with average household incomes exceeding \$115,000 within one mile. Additional acreage may be available to expand the development footprint and connect to existing adjacent parking.

Quick Facts

Availability	Immediate
Size	0.31 Acres
Rental Rate	Negotiable
Net Charges	TBD
Zoning	C-2 (High Intensity Commercial)

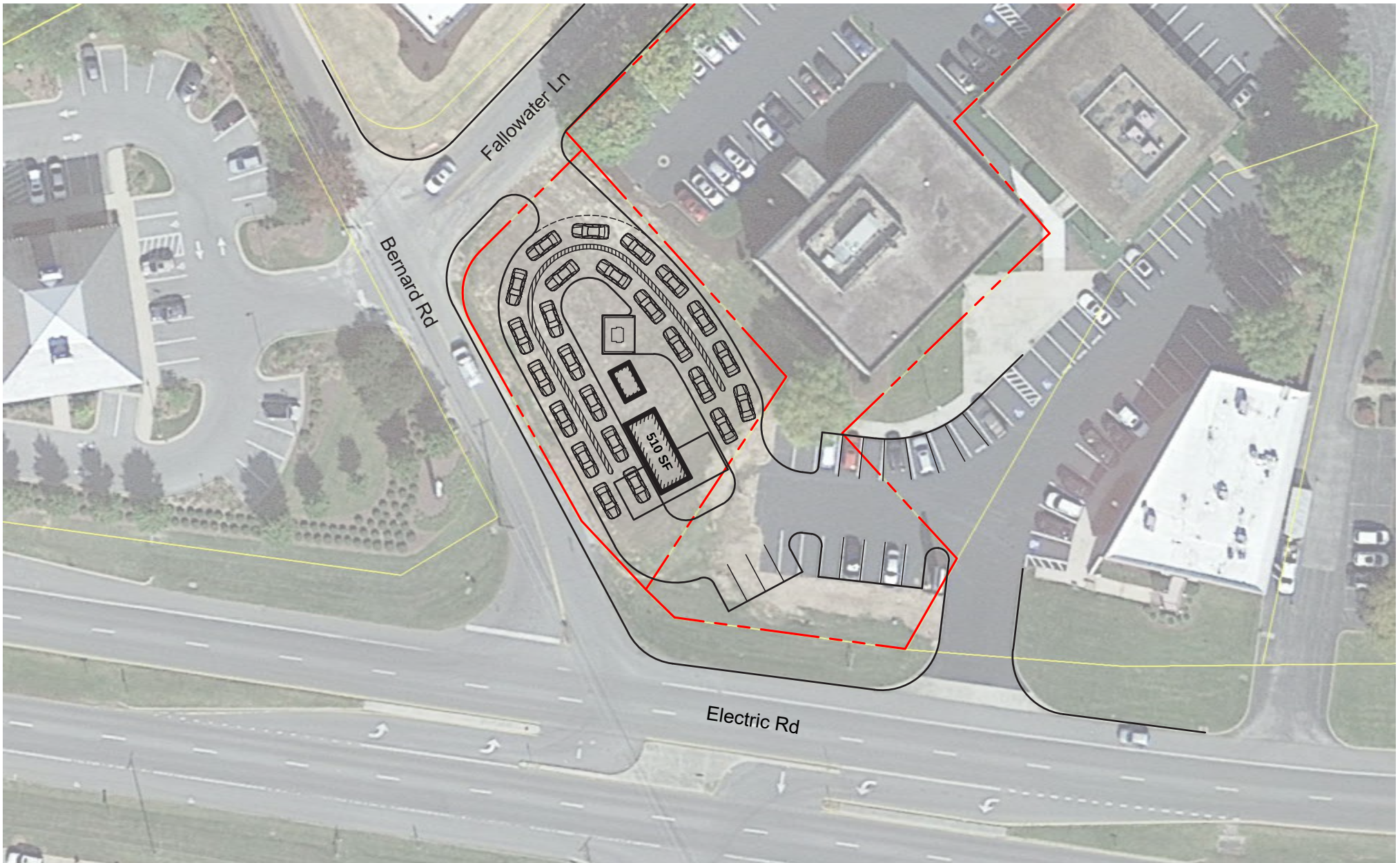
2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	6,774	51,324	106,048
 HOUSEHOLDS	3,180	23,228	46,991
 AVG. HH INCOME	\$125,326	\$125,795	\$106,238
 DAYTIME POPULATION	9,398	72,068	140,372
 TRAFFIC COUNT	28,000 AADT (Roanoke Drive)		

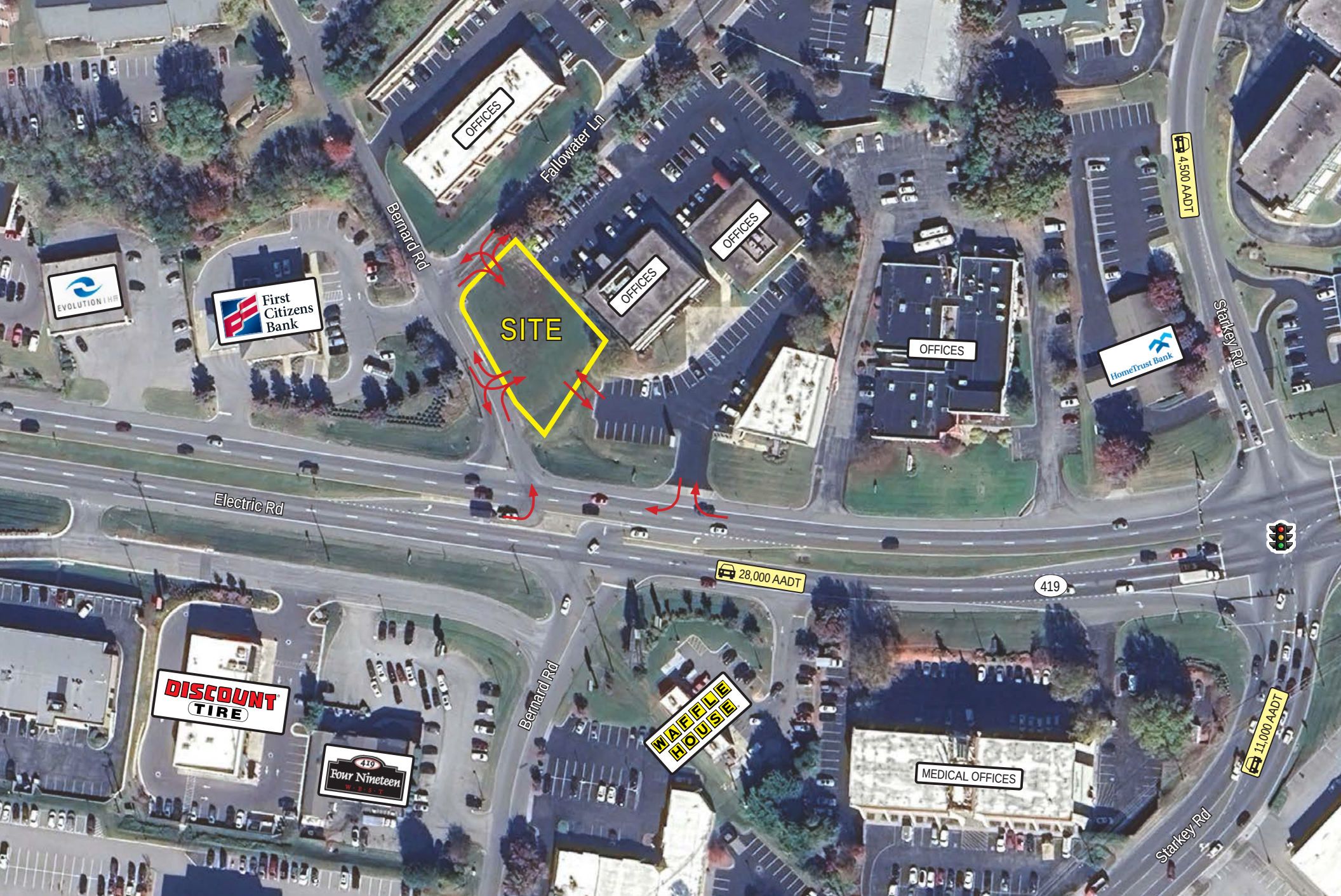


segall
GROUP

COMMERCIAL REAL ESTATE









Interested? Contact:

Trey Blankinship

 tblankinship@segallgroup.com

 804.207.4040

 804.516.1205



segall
GROUP

Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond

4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online

www.segallgroup.com

Member of

REALTY
RESOURCES

RETAIL
READY.