

4102 ELECTRIC ROAD

4102 ELECTRIC ROAD CAVE SPRING, VA 24018



OFFERING SUMMARY

Available SF: 2,732 SF

Lease Rate: \$28.00 SF/yr (NNN)

Lot Size: 0.21 Acres

Building Size: 2,732 SF

Zoning: C2

PROPERTY OVERVIEW

4102 Electric Road – Offers a rare opportunity to lease a front-row retail or office building, placing you at the forefront of Roanoke's most coveted commercial corridor.

Offering unparalleled visibility, enhanced by a monument sign, effortless access, and the convenience of on-site parking along busy Route 419 / Electric Road that sees 37,000 vehicles per day.

In a retail trade area that is known for low vacancy rates and strong demand, this 2,732 square foot building is ready to accommodate a wide array of businesses. Owner is a real estate licensee.

PROPERTY HIGHLIGHTS

- On-Site Parking
- Easy Access
- Visibility on Electric Road
- 37k Vehicles Daily
- Monument Signage



WILL HENRITZE

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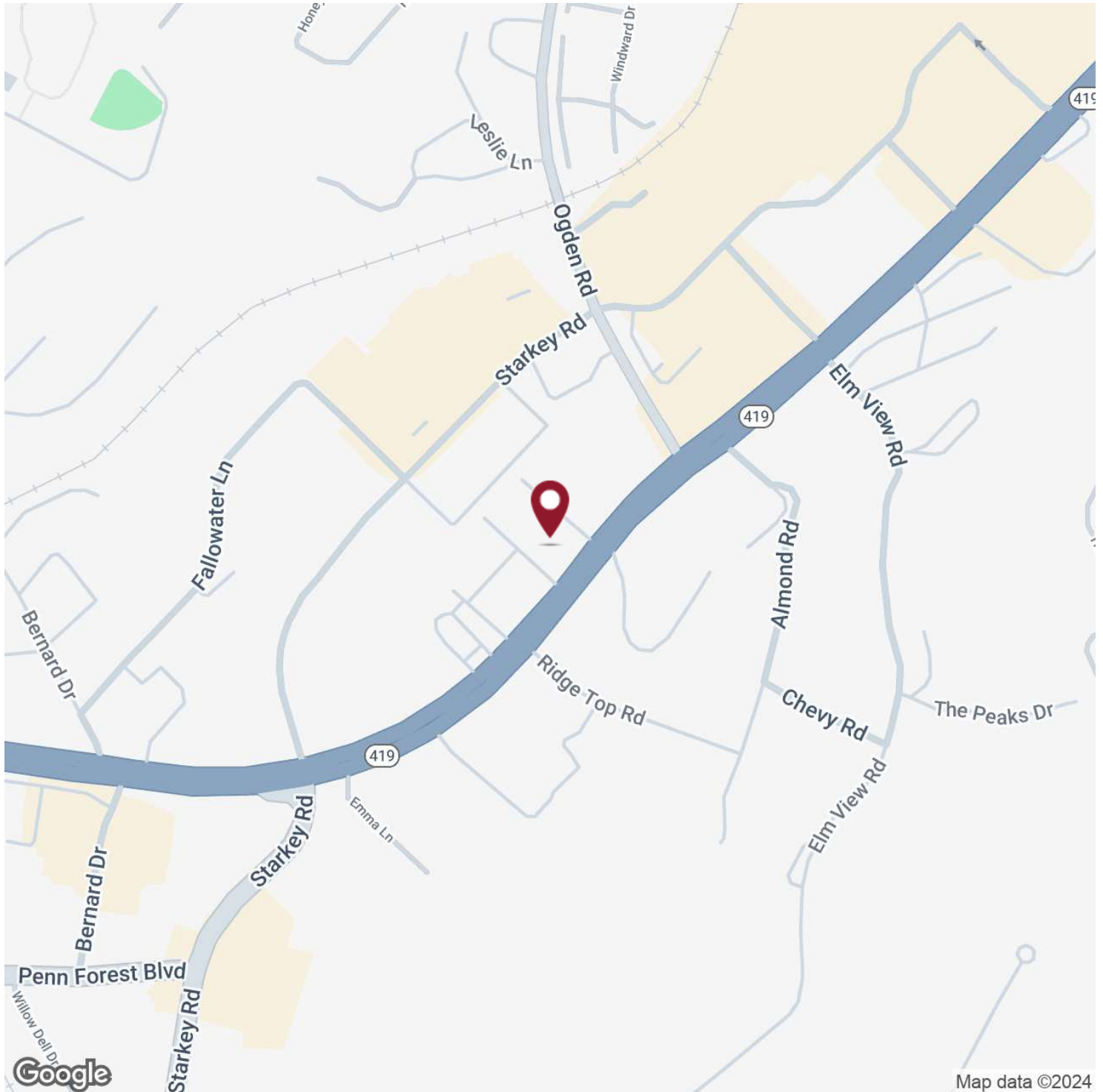


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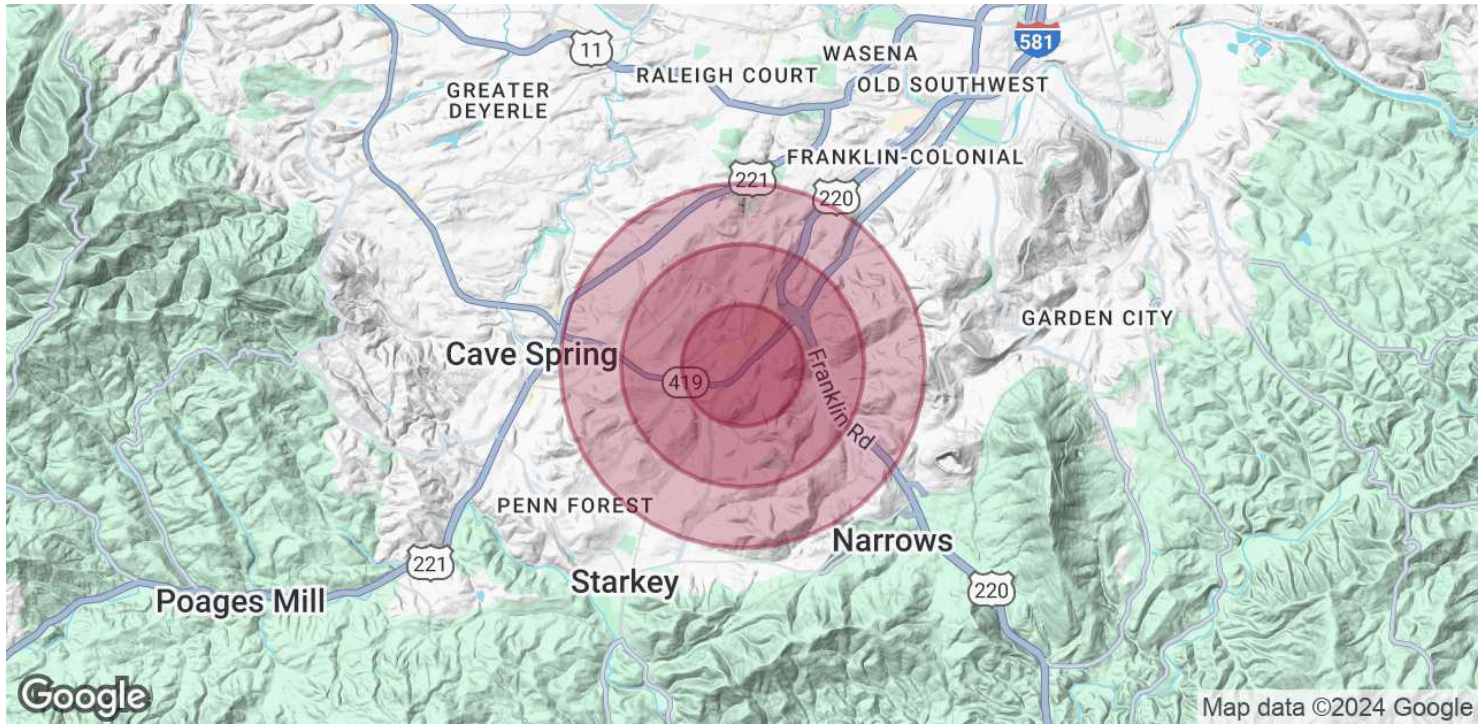
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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,769	7,185	14,146
Average Age	42.5	42.1	43.4
Average Age (Male)	43.0	40.6	40.5
Average Age (Female)	42.5	43.9	46.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	846	3,596	7,071
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$88,655	\$86,665	\$87,077
Average House Value	\$264,176	\$244,159	\$245,170

2020 American Community Survey (ACS)



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