

# SPRINGWOOD PARK

3214 ELECTRIC RD. ROANOKE, VA 24018



## OFFERING SUMMARY

**Available SF:** 168 - 1,200 SF

**Lease Rate:** \$15.00 - 18.00 SF/yr  
(NNN; Full Service)

**Building Size:** 19,200 SF

**Zoning:** C2C - General  
Commercial

**Market:** Cave Spring

## PROPERTY OVERVIEW

For over 35 years, Springwood Park has been a standard for office and retail in Southwest Roanoke County. Ideally located at the intersection of Electric Rd & Brambleton Ave, this center offers everything from 168sf executive office suites to 1,200sf street-front retail fronting on highly traveled Electric Road. Call Bryan Musselwhite today for more information. 540-982-2444

## PROPERTY HIGHLIGHTS

- High Traffic Count
- Gracious Parking



**BRYAN MUSSELWHITE, CCIM**

Senior Vice President

540.855.3654

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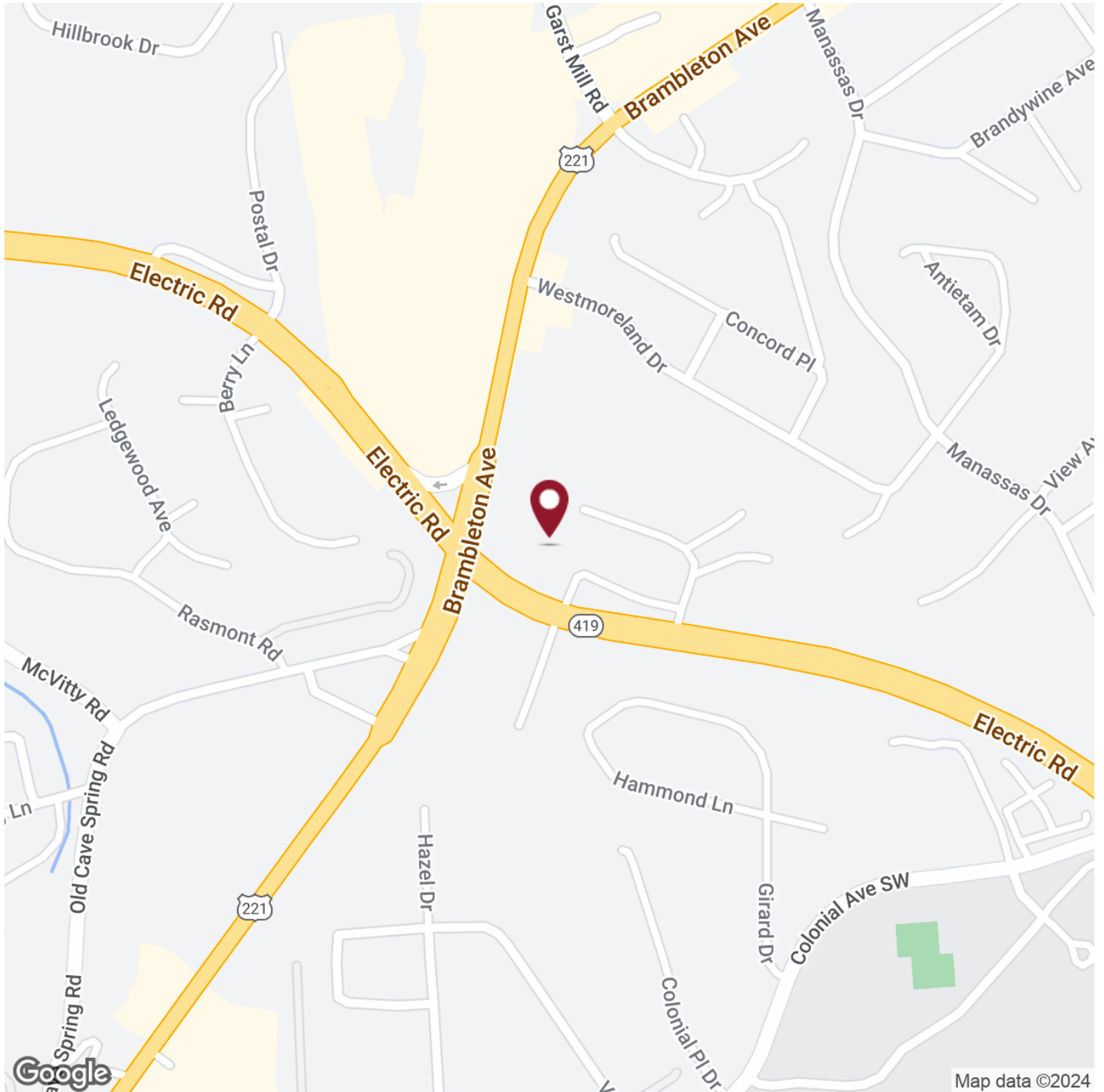
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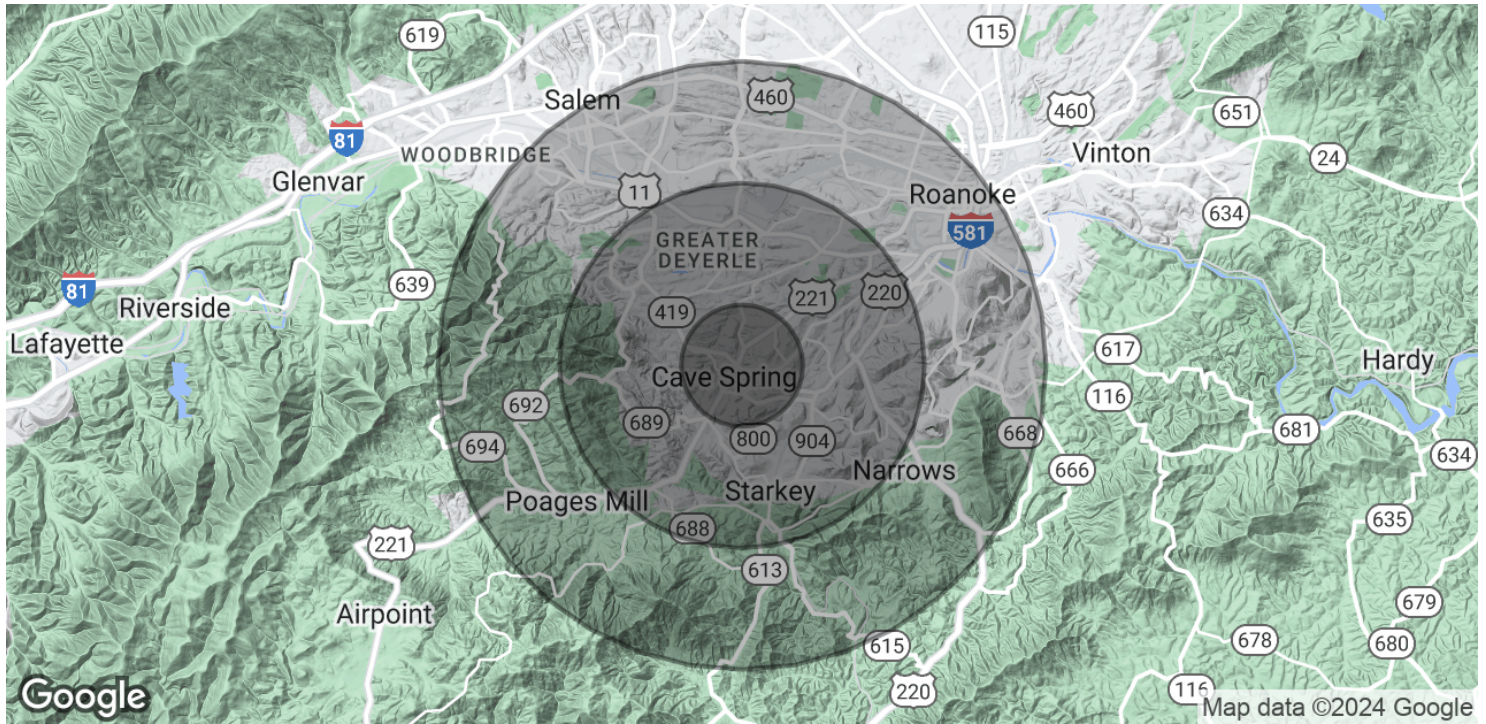
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,756	48,707	104,651
Average age	39.9	42.7	40.5
Average age (Male)	38.1	40.9	38.6
Average age (Female)	42.4	44.8	42.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,188	22,384	47,070
# of persons per HH	2.1	2.2	2.2
Average HH income	\$63,934	\$70,392	\$64,154
Average house value	\$203,393	\$226,483	\$234,964

\* Demographic data derived from 2020 ACS - US Census



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