



4235

ELECTRIC ROAD

ROANOKE, VIRGINIA 24018

- 2,500 SF retail / office located on busy Electric Road
- Directly across from Tanglewood Mall
- Close proximity to Southern Hills, Hunting Hills and Cave Spring area
- Located at signalized ingress and egress on Electric Road
- \$17.50 PSF



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DEMOGRAPHICS

	Population	Daytime Population	Average HH Income	# Households
1 MILE	8,322	13,002	\$100,326	4, 120
3 MILES	52,559	58,317	\$99,590	24,624
5 MILES	109,566	138,820	\$87,494	48,589

Traffic Count

Electric Road - I-581	0.04 Miles	42,000 VPD
Electric Road – Franklin Road	0.08 Miles	33,000 VPD
Electric Road – Starkey Road	0.13 Miles	4,400 VPD

JOIN NEARBY TENANTS

GRAND
Home Furnishings

FAST-FIRE'D
BLAZE PIZZA





WYATT POATS

Senior Associate

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