

FOR LEASE Restaurant Pad



Professional Park

4502 Starkey Road / Roanoke, VA 24018

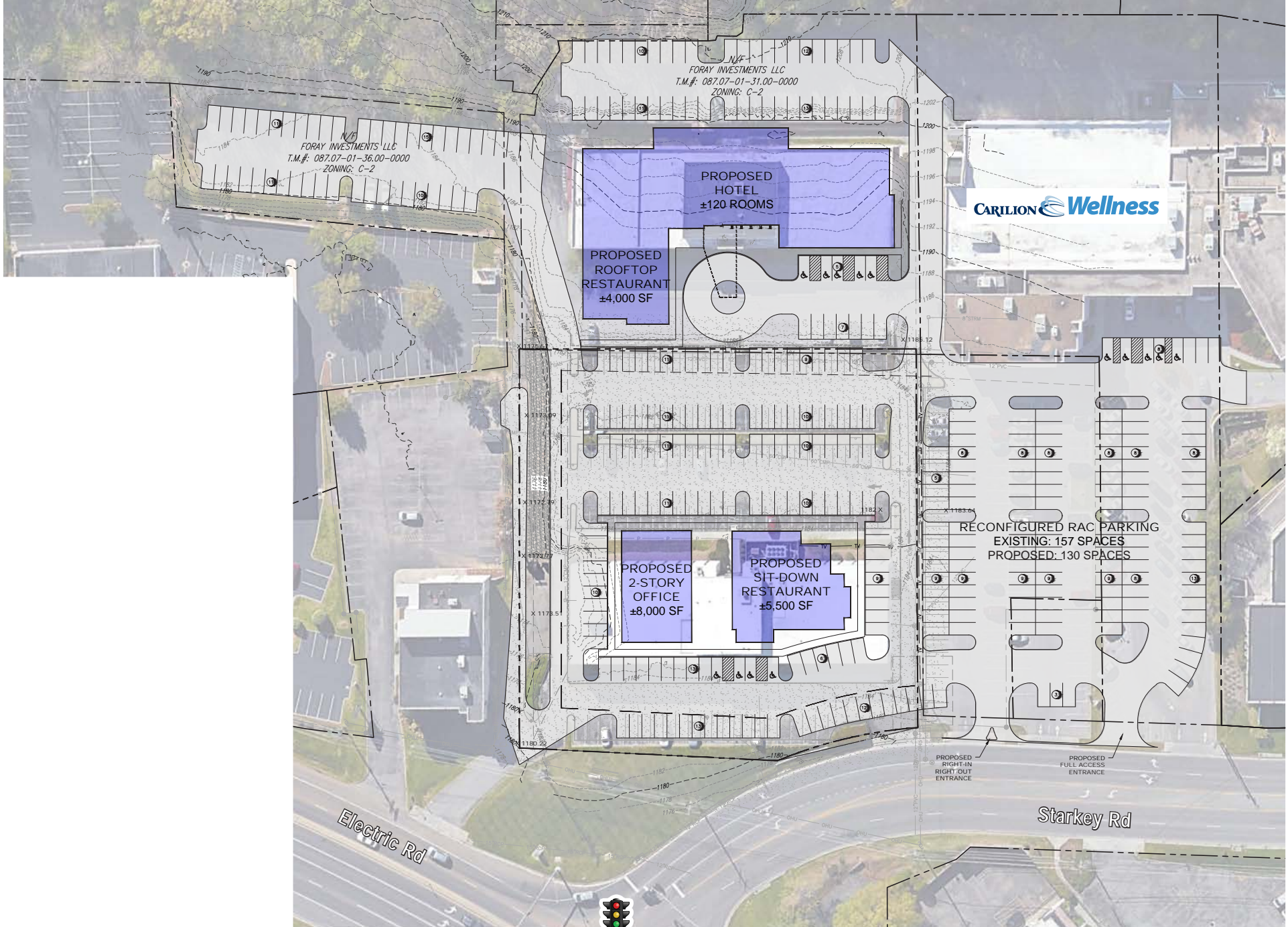
Overview

New to market restaurant pad site located at the most prominent intersection along Route 419/Electric Road in the Tanglewood area of Southwest Roanoke County, this 3.74-acre redevelopment opportunity sits elevated at the signaled intersection of Electric Road (39,000 AADT) and Starkey Road (11,000 AADT). Offering exceptional visibility and access, the development will include a 120-room hotel with rooftop restaurant/bar, up to 8,000 square foot Office/Retail opportunity, and a restaurant pad accommodating between 5,500 and 7,000 square feet. The property features abundant parking with approximately 380 spaces and a cross-easement with neighboring Carilion Wellness. The site is ideally positioned just a half a mile from Tanglewood Mall and surrounded by one of the region's most vibrant office, retail and restaurant corridors.

Quick Facts

Availability	Pad delivery expected Summer 2025
Size	See plan (subject to change)
Rental Rate	Negotiable
Parking	373 spaces Cross-easement with adjacent Carilion Wellness

2023 Demographics	1 mile	3 miles	5 miles
POPULATION	6,775	48,917	104,334
HOUSEHOLDS	3,183	22,146	46,293
AVG. HH INCOME	\$113,210	\$110,893	\$92,371
DAYTIME POPULATION	11,048	69,136	137,045
TRAFFIC COUNT	39,000 AADT (Electric Road)	11,000 AADT (Starkey Road)	









Interested? Contact:

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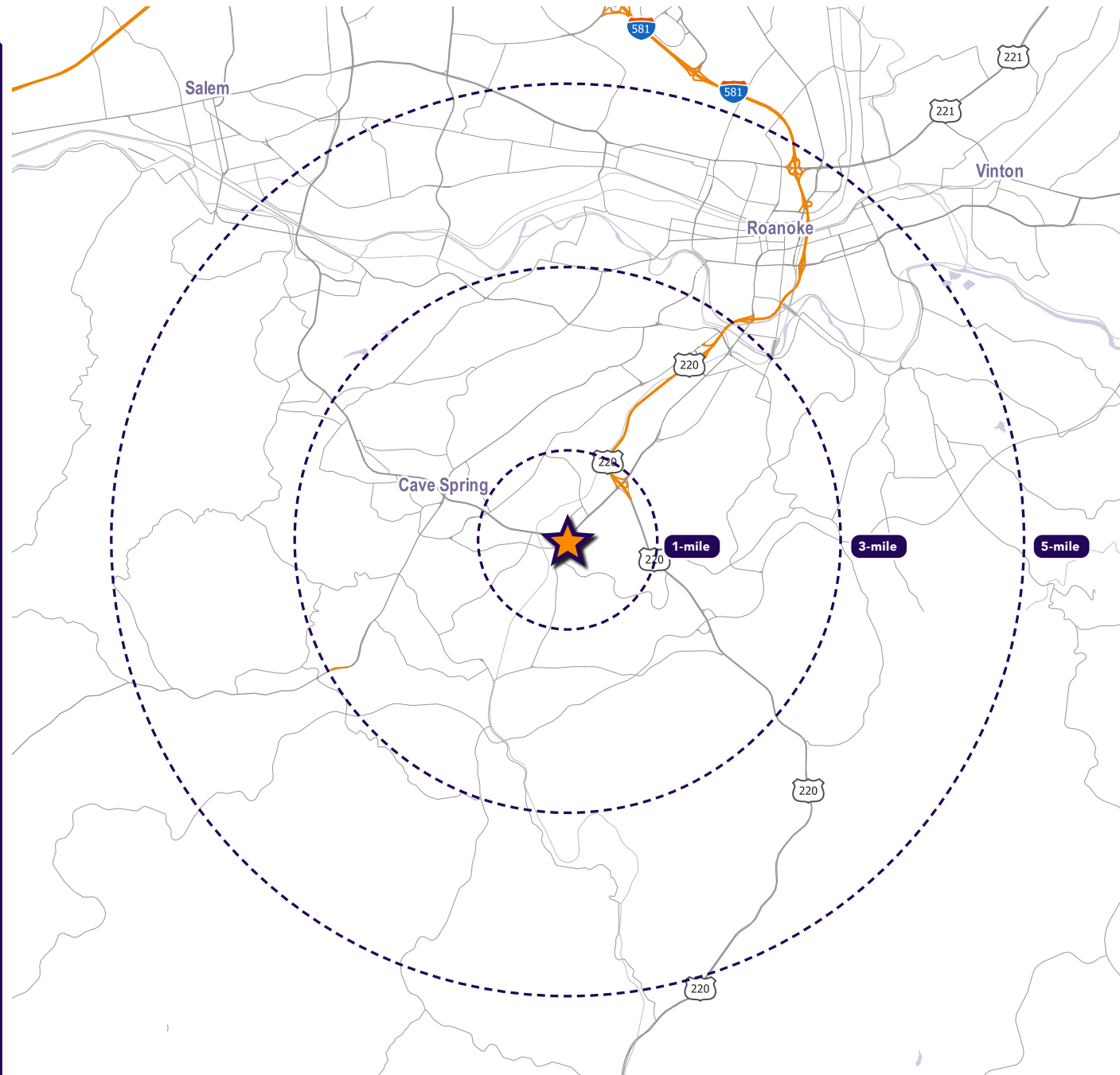
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