

# Available Commercial Building in Tanglewood | Roanoke, VA

4496 Electric Road, Roanoke, VA 24018

37.230940, -79.977700



SIZE : 585,363 SF

## PROPERTY FEATURES

- 47,064 SF Available | Flexible Leasing Options: 35,364 SF or 11,700 SF
- Zoning: C-2 General Commercial, offering a versatile range of permitted uses, including service/industrial, office, retail, and more
- Great opportunity to establish your business within the Tanglewood area, with convenient access from Route 220 and Electric Road
- Free-Standing Building includes ample parking and dedicated truck areas
- High ceilings, open floor plan, multiple loading docks, and garage door access
- Traffic Counts: Route 220 (46,000 VPD)



DEMOGRAPHICS – 2024	1 MILE	3 MILE	5 MILE
Etimated Population	7,849	58,228	118,547
Average Household Income	\$92,841	\$87,503	\$78,572
Households	3,828	26,776	51,421
Population Growth 2024-2029	0.0% ↑	1.5% ↑	1.5% ↑

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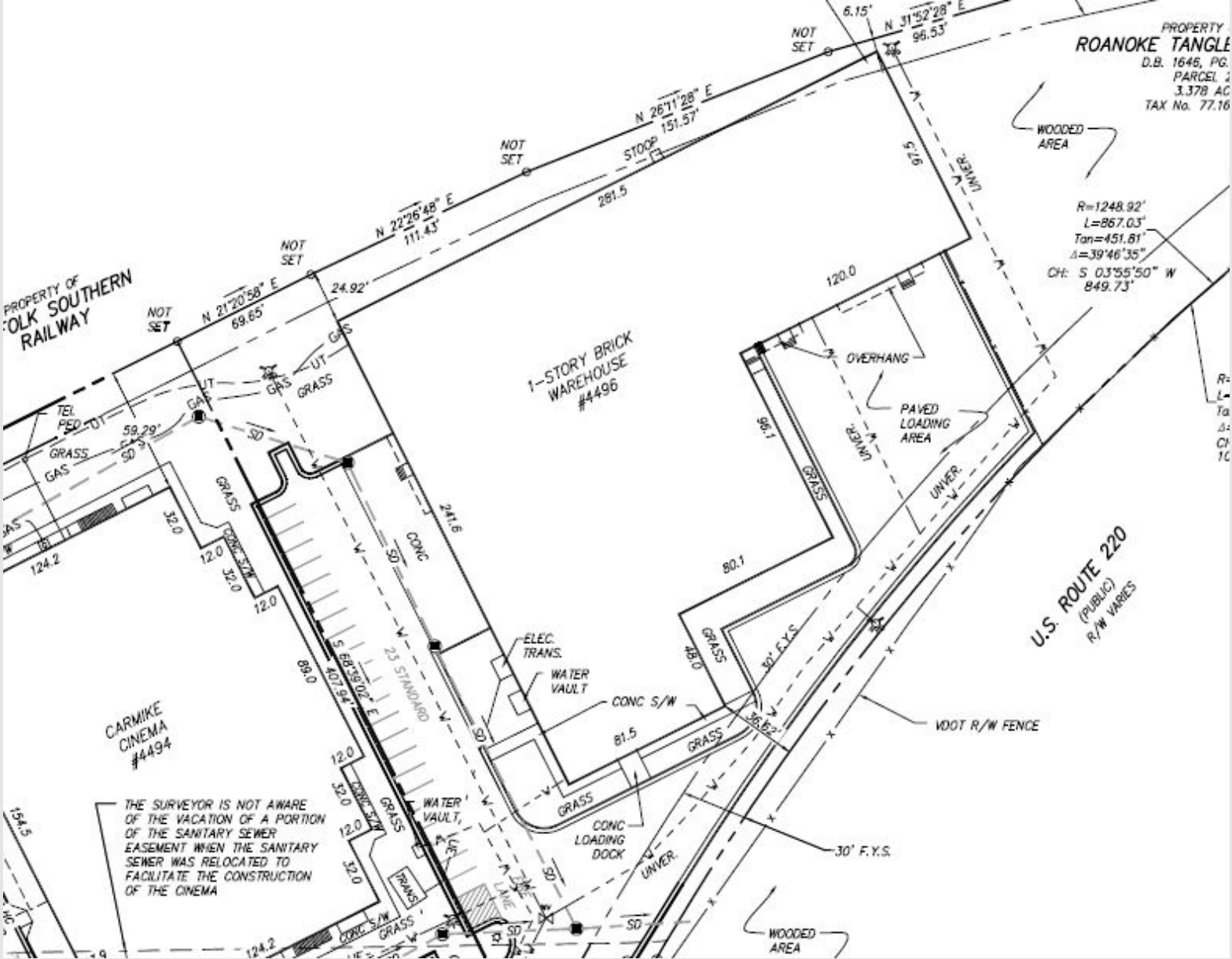
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