

TANGLEWOOD

4420 Electric Road
Roanoke, VA 24018

37.230940, -79.977700

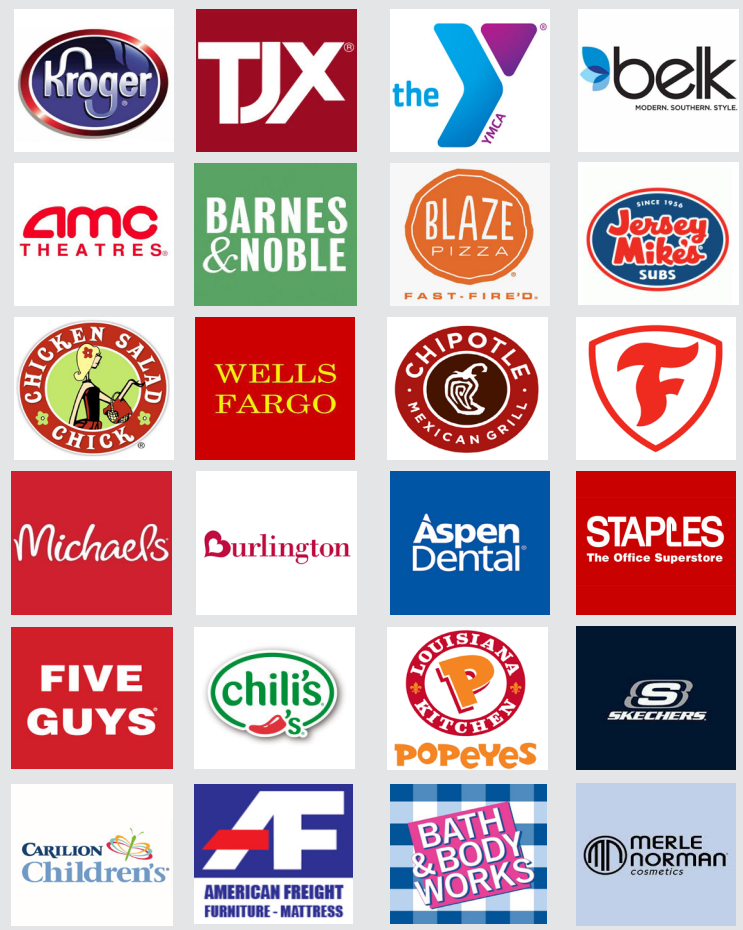


SIZE : 591,993 SF

PROPERTY FEATURES

- Space Available for Retail, Office, Medical & Entertainment uses
- The Premier, Mixed-Use Power Retail Center in the heart of Roanoke
- Strategically located within close proximity to the highest income households in Roanoke
- 22 colleges within a 60-mile radius of Roanoke including Virginia Tech, Radford University, Roanoke College, and VMI
- 13,200 employees and 737 physicians in Roanoke
- Features diversified tenants comprised of medical, grocery, restaurants, service, entertainment and soft goods
- 54% of Tanglewood visitors over 5 miles due to specialists visits
- Traffic Counts: Route 220 (46,000 VPD)
Highway 419 (35,000 VPD)

CO-TENANTS



Jonathan Bowden

804.288.3081 x105 Cell 804.840.0794

jonathan@hackneyrealestate.com

www.hackneyrealestate.com



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UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF
A-01	Wells Fargo	6,400	H-01	AVAILABLE/Restaurant	10,620	L-01	AVAILABLE	1,900	OP1	Chili's	5,210
B-01	TJ Maxx	42,642	H-02	Taekwondo	4,000	L-02	Mathis Uniforms	8,006	OP2	Popeye's	
B-02	Staples	22,590	H-03	Foot Companion	2,460	M-08	Chicken Salad Chick	3,000	R-11	AVAILABLE	3,935
B-03A	Burlington	26,628	H-04A	Suit City	15,400	M-10	AVAILABLE	950	R-14	YMCA	47,817
B-03B	Skechers	8,000	H-04B	AVAILABLE	19,973	N-07	Michaels	22,015	R-15A	AVAILABLE	2,129
B-04E	Five Guys Burgers	2,390	H-04C	Crystal Cottage	800	N-10	Pure Massage	1,000	R-15B	AVAILABLE	576
B-04F	Five Guys Patio		J-08	Bath & Body	2,500	N-11	Bath & Body Storage	847	R-15C	AVAILABLE	471
C-01	Belk	109,034	J-09/J-09B	AVAILABLE	1,014	N-12	Merle Norman	600	R-16	AVAILABLE	1,500
D-02	Firestone	9,684	J-10	AVAILABLE	840	N-13	AVAILABLE	626	S-01	AVAILABLE	3,039
D-02B	AVAILABLE	1,000	J-11	AVAILABLE	1,390	N-14	Beautiful Brow	600	S-02	Mommy Time	7,115
E-01	Barnes & Noble	25,340	K-01	AVAILABLE	160	OP-A1	Panda Express	2,206	U-01	AVAILABLE/Medical or Optical	4,517
F-02	Kroger	55,193	K-02	AVAILABLE	160	OP-A2	Jersey Mike's	1,380	V-01	AVAILABLE/Hair Salon	1,225
F-03	Red Palace	5,475	K-03	AVAILABLE	160	OP-A3	Aspen Dental	3,500	V-02	AVAILABLE	750
G-01	American Freight	35,364	K-04	AVAILABLE	200	OP-B1	Chipotle	2,300	V-03	AVAILABLE/Restaurant	2,000
G-02	AVAILABLE	15,347	K-05	AVAILABLE	160	OP-B2	Great Clips	1,200	Z-01	American Multi-Cinema	32,000
			K-06	Expedia	10	OP-B3	Blaze Pizza	2,800			



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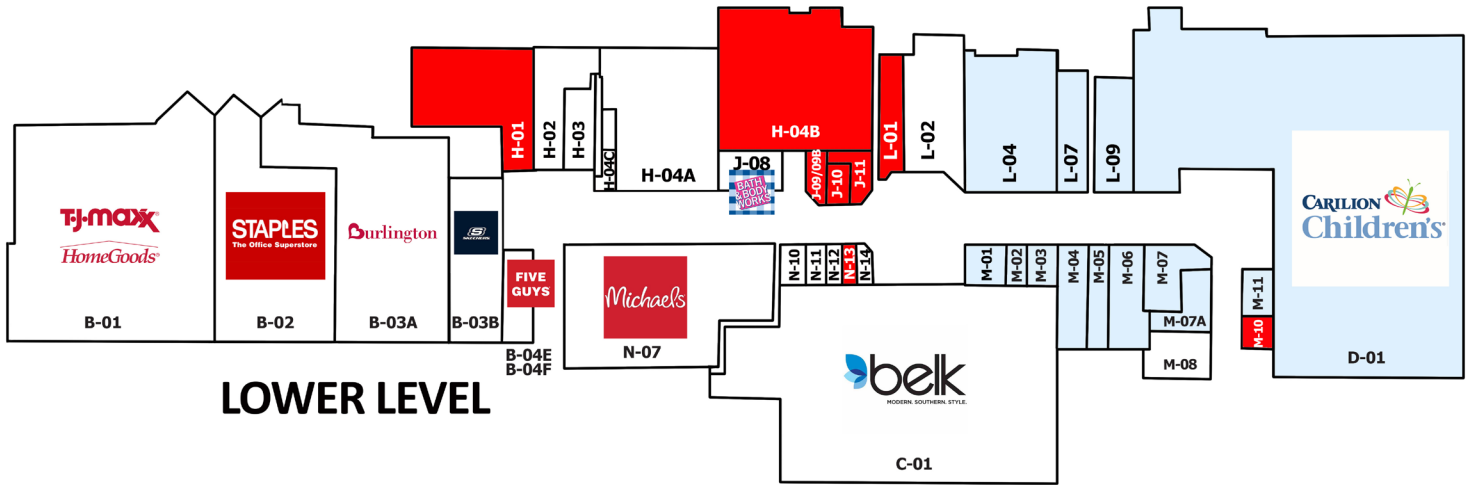
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UPPER LEVEL

UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF
A-01	Wells Fargo	6,400	J-08	Bath & Body	2,500	OP-A2	Jersey Mike's	1,380
B-01	TJ Maxx	42,642	J-09/09B	AVAILABLE	1,014	OP-A3	Aspen Dental	3,500
B-02	Staples	22,590	J-10	AVAILABLE	840	OP-B1	Chipotle	2,300
B-03A	Burlington	26,628	J-11	AVAILABLE	1,390	OP-B2	Great Clips	1,200
B-03B	Skechers	8,000	K-01	AVAILABLE	160	OP-B3	Blaze Pizza	2,800
B-04E	Five Guys Burgers	2,390	K-02	AVAILABLE	160	OP1	Chili's	5,210
B-04F	Five Guys Patio		K-03	AVAILABLE	160	OP2	Popeye's	
C-01	Belk	109,034	K-04	AVAILABLE	200	R-11	AVAILABLE	3,935
D-02	Firestone	9,684	K-05	AVAILABLE	160	R-14	YMCA	47,817
D-02B	AVAILABLE	1,000	K-06	Expedia	10	R-15A	AVAILABLE	2,129
E-01	Barnes & Noble	25,340	L-01	AVAILABLE	1,900	R-15B	AVAILABLE	576
F-02	Kroger	55,193	L-02	Mathis Uniforms	8,006	R-15C	AVAILABLE	471
F-03	Red Palace	5,475	M-08	Chicken Salad Chick	3,000	R-16	AVAILABLE	1,500
G-01	American Freight	35,364	M-10	AVAILABLE	950	S-01	AVAILABLE	3,039
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H-04A	Suit City	15,400	N-13	AVAILABLE	626	V-03	AVAILABLE/Restaurant	2,000
H-04B	AVAILABLE	19,973	N-14	Beautiful Brow	600	Z-01	American Multi-Cinema	32,000
H-04C	Crystal Cottage	800	OP-A1	Panda Express	2,206			



LOWER LEVEL



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DEMOGRAPHICS – 2023	1 MILE	3 MILE	5 MILE
Estimated Population	7,665	57,427	114,589
Average Household Income	\$85,606	\$86,997	\$78,748
Households	3,923	26,979	51,629
Population Growth 2022-2027	2.0% ↑	1.0% ↑	1.0% ↑



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