

FOR LEASE Available Immediately



5301 Bernard Drive

Roanoke, VA 24018

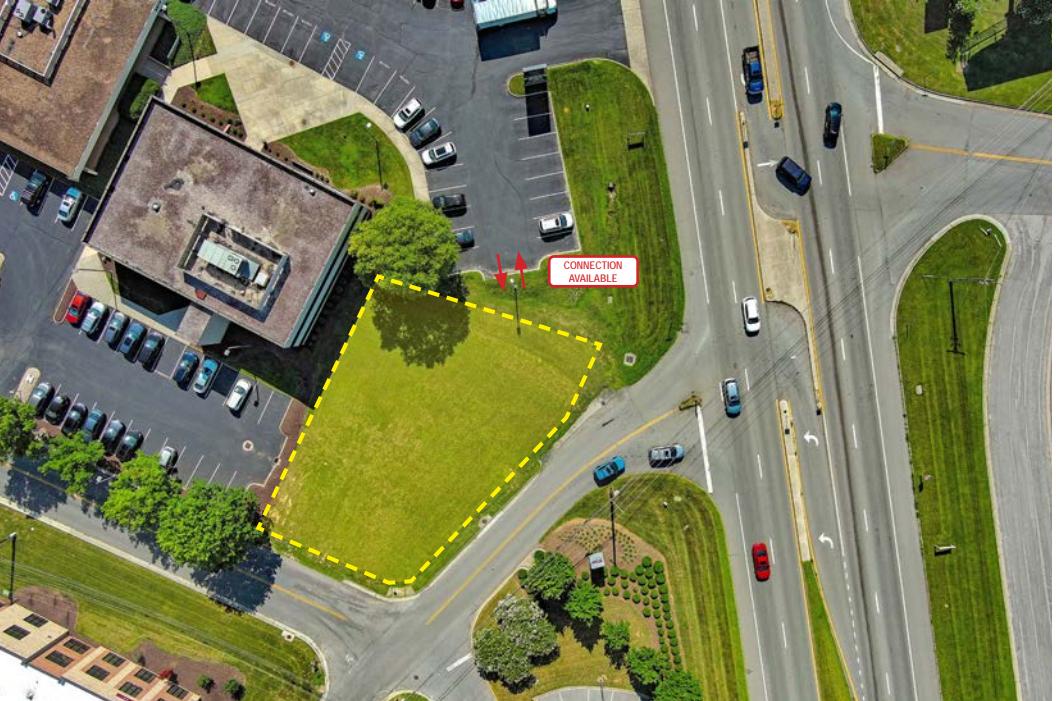
Overview

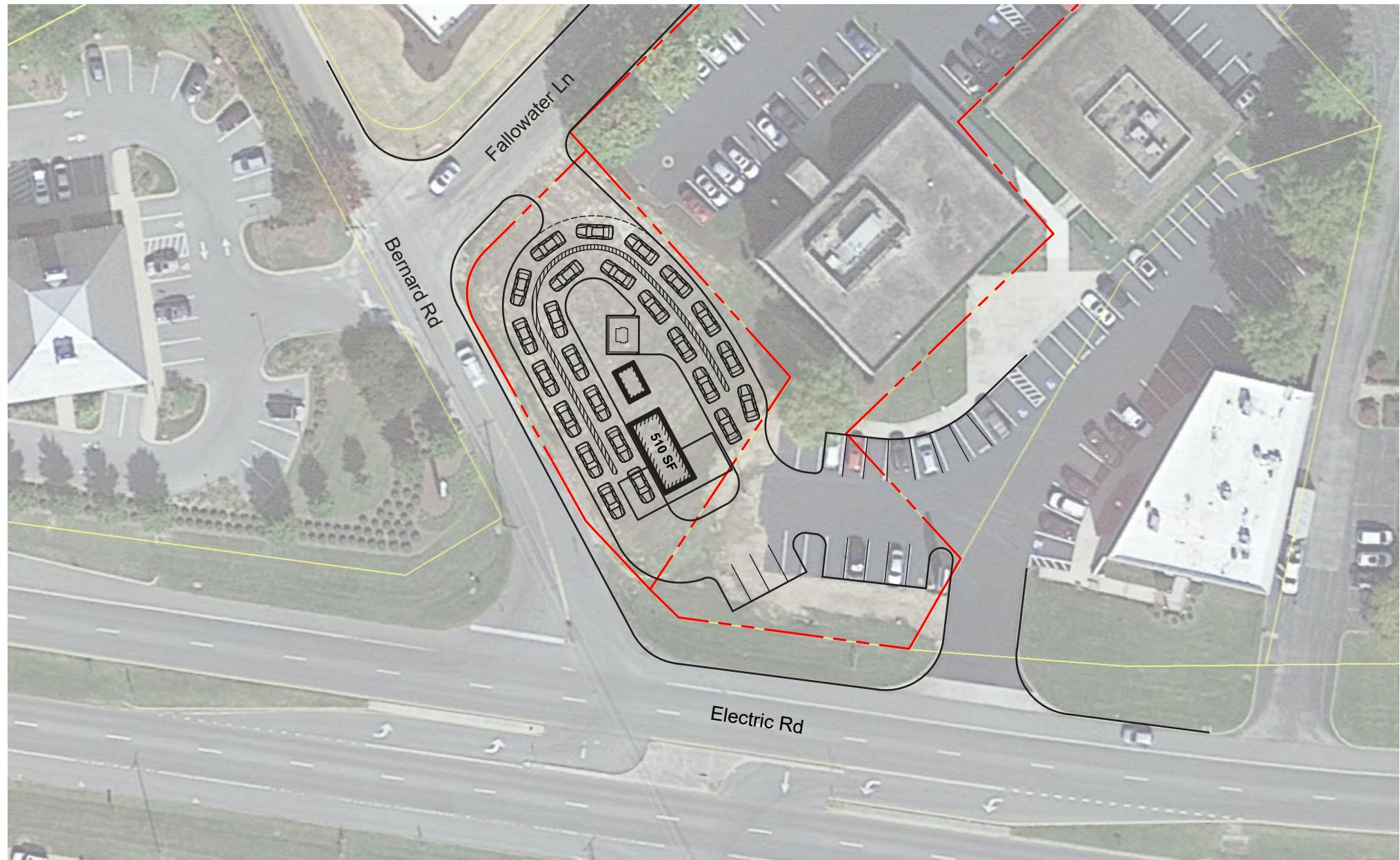
Positioned at the heart of Cave Spring's most affluent retail corridor, this 0.31-acre development opportunity offers premium Electric Road frontage in one of Roanoke's most coveted commercial locations. With 27,000 daily vehicles passing this highly visible site just minutes from Tanglewood Mall, the property benefits from exceptional access including a median break allowing eastbound left turns. The compact site is surrounded by established office complexes and medical facilities, offering consistent traffic patterns with average household incomes exceeding \$115,000 within one mile. Additional acreage may be available to expand the development footprint and connect to existing adjacent parking.

Quick Facts

Availability	Immediate
Size	0.31 Acres
Rental Rate	Negotiable
Net Charges	TBD
Zoning	C-2 (High Intensity Commercial)

2024 Demographics	1 mile	3 miles	5 miles
POPULATION	6,843	51,794	106,806
HOUSEHOLDS	3,215	23,440	47,334
AVG. HH INCOME	\$115,933	\$115,300	\$97,545
DAYTIME POPULATION	10,828	68,217	138,257
TRAFFIC COUNT	27,000 AADT (Roanoke Drive)		





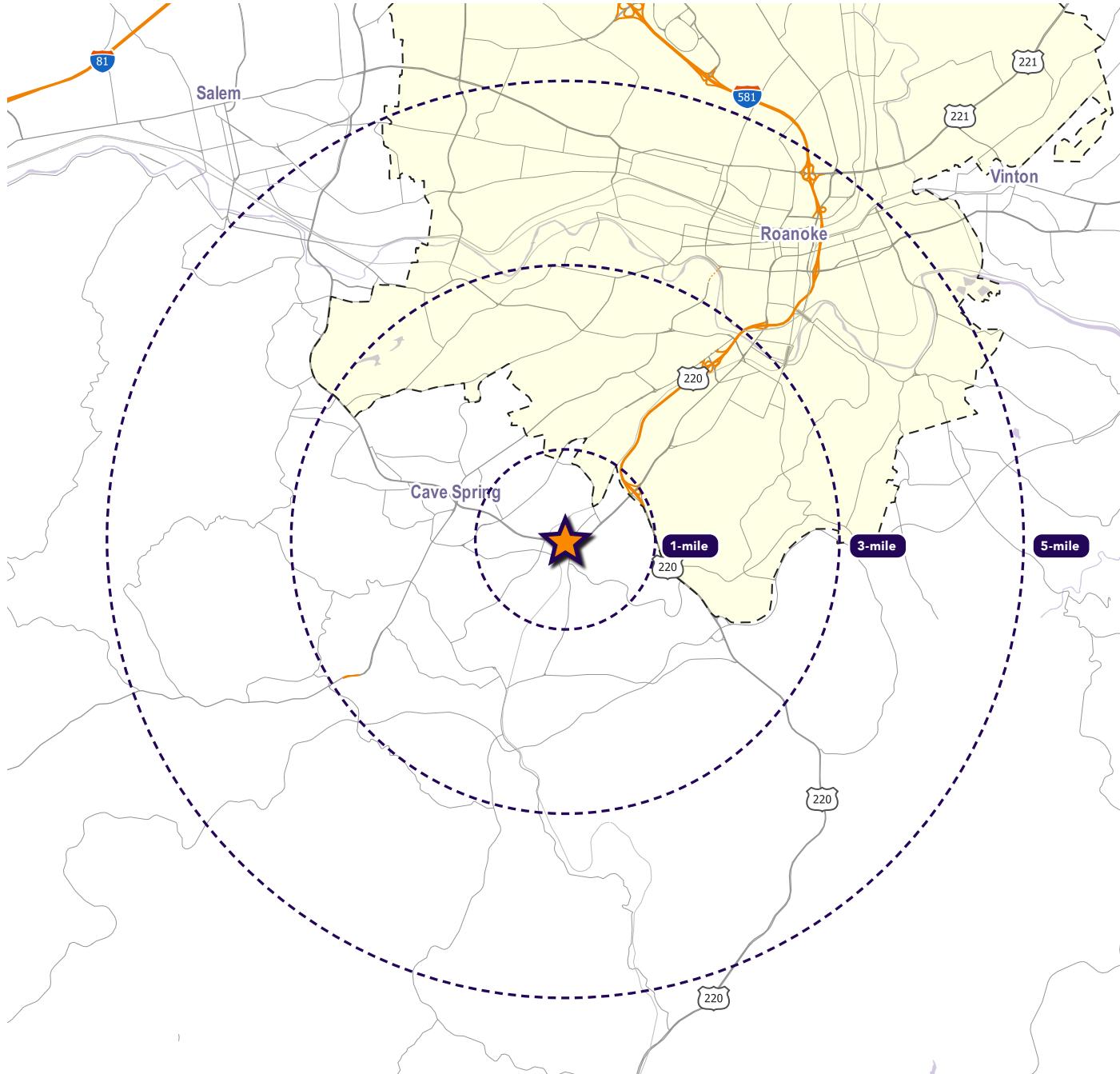




Interested? Contact:

Trey Blankinship

-  tblakinship@segallgroup.com
-  804.336.4040
-  804.516.1205



Maryland
605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA
8245 Boone Boulevard
Suite 200
Tysons, VA 22182
202.833.3830

Richmond
4701 Cox Road
Suite 100
Glen Allen, VA 23060
804.207.4040

Online
www.segallgroup.com
Member of
 **REALTY
RESOURCES**

**RETAIL
READY.**