

**FOR LEASE** Available Immediately

**SITE**

# 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

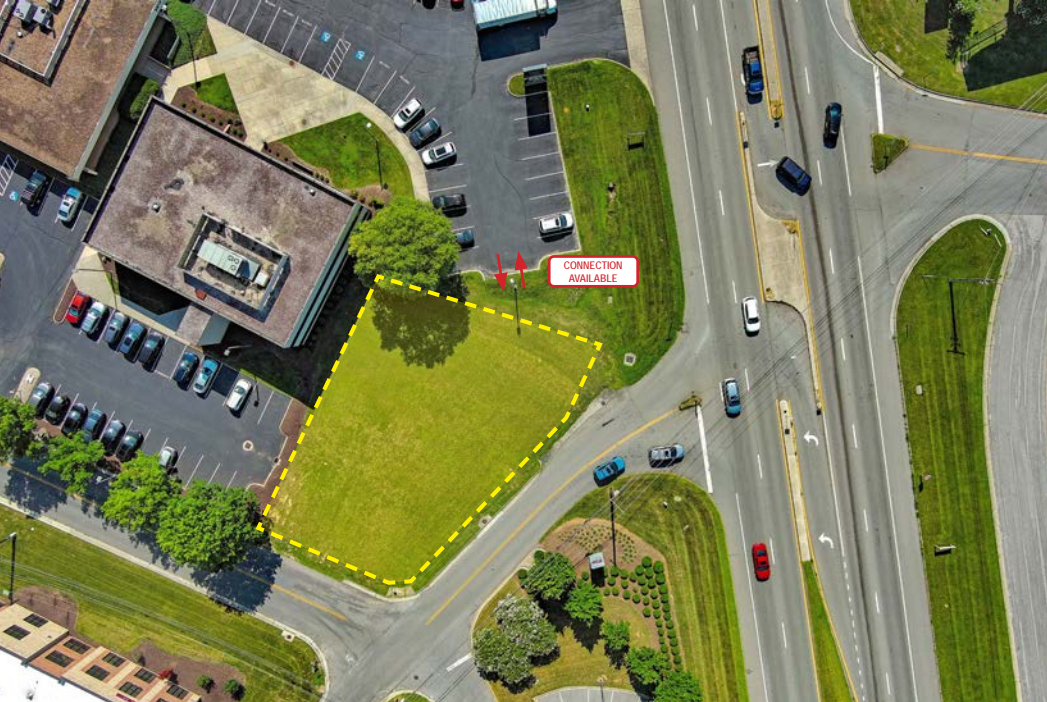
Availability	Immediate
Size	0.31 Acres
Rental Rate	Negotiable
Net Charges	TBD
Zoning	C-2 ( <a href="#">High Intensity Commercial</a> )

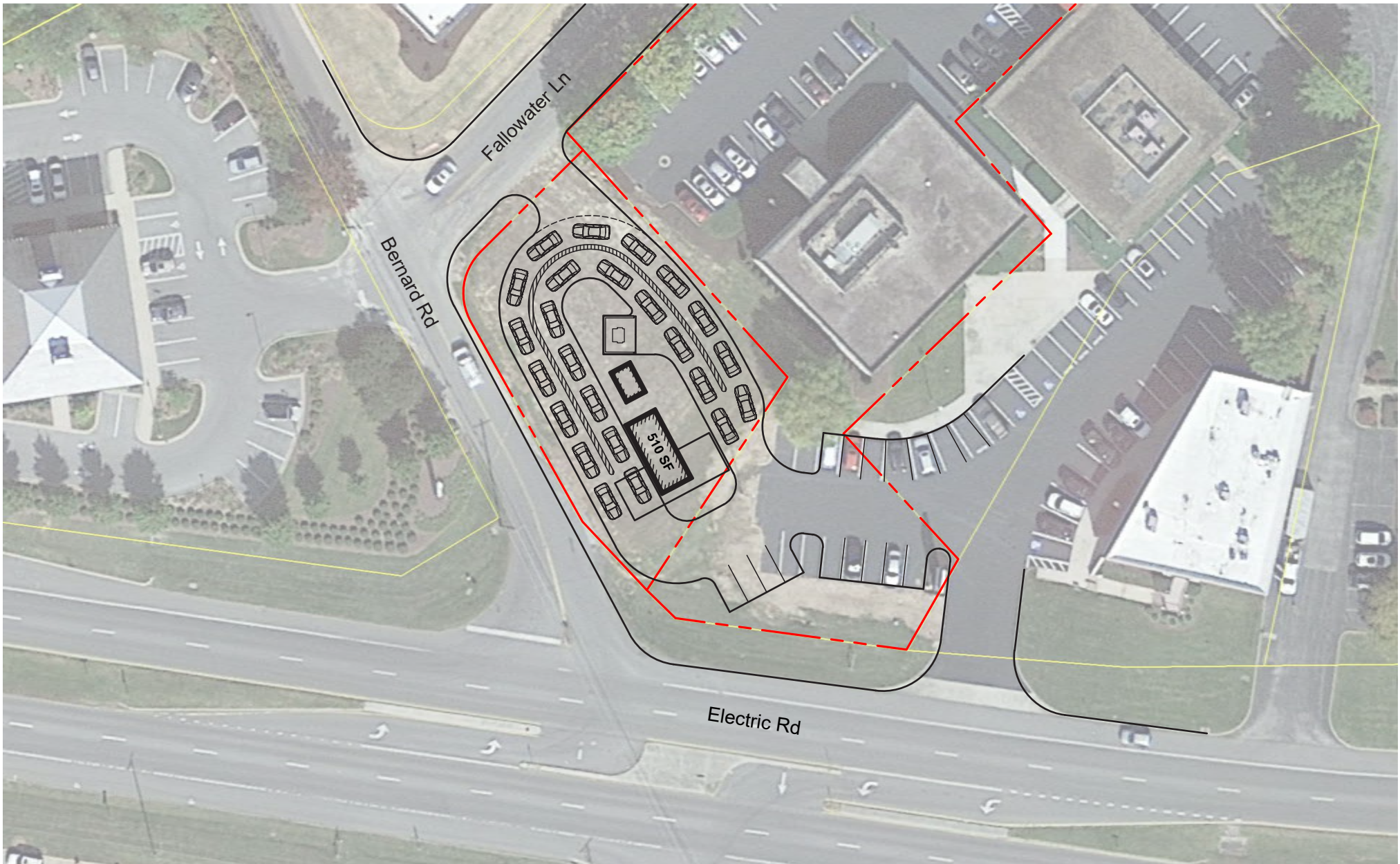
2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	<b>6,843</b>	<b>51,794</b>	<b>106,806</b>
 HOUSEHOLDS	<b>3,215</b>	<b>23,440</b>	<b>47,334</b>
 AVG. HH INCOME	<b>\$115,933</b>	<b>\$115,300</b>	<b>\$97,545</b>
 DAYTIME POPULATION	<b>10,828</b>	<b>68,217</b>	<b>138,257</b>
 TRAFFIC COUNT	<b>27,000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

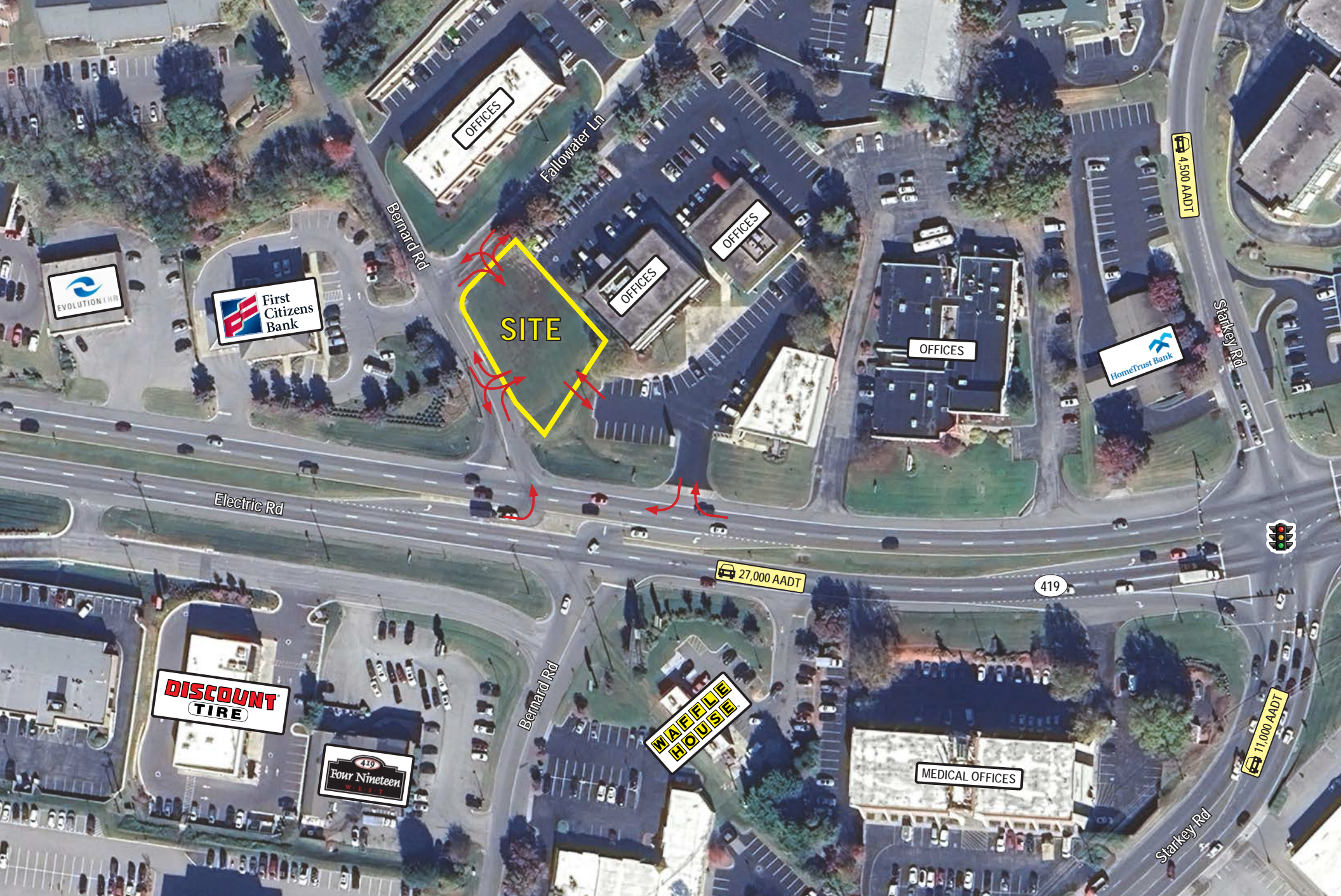


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# Interested? Contact:

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