

Suite 1- Upstairs Office
981 SF

Suite 2 - Retail/Office
1,945 SF

TWO RETAIL/OFFICE SUITES FOR LEASE

4093 Electric Road SW

ROANOKE, VIRGINIA 24018



CUSHMAN &
WAKEFIELD

THALHIMER

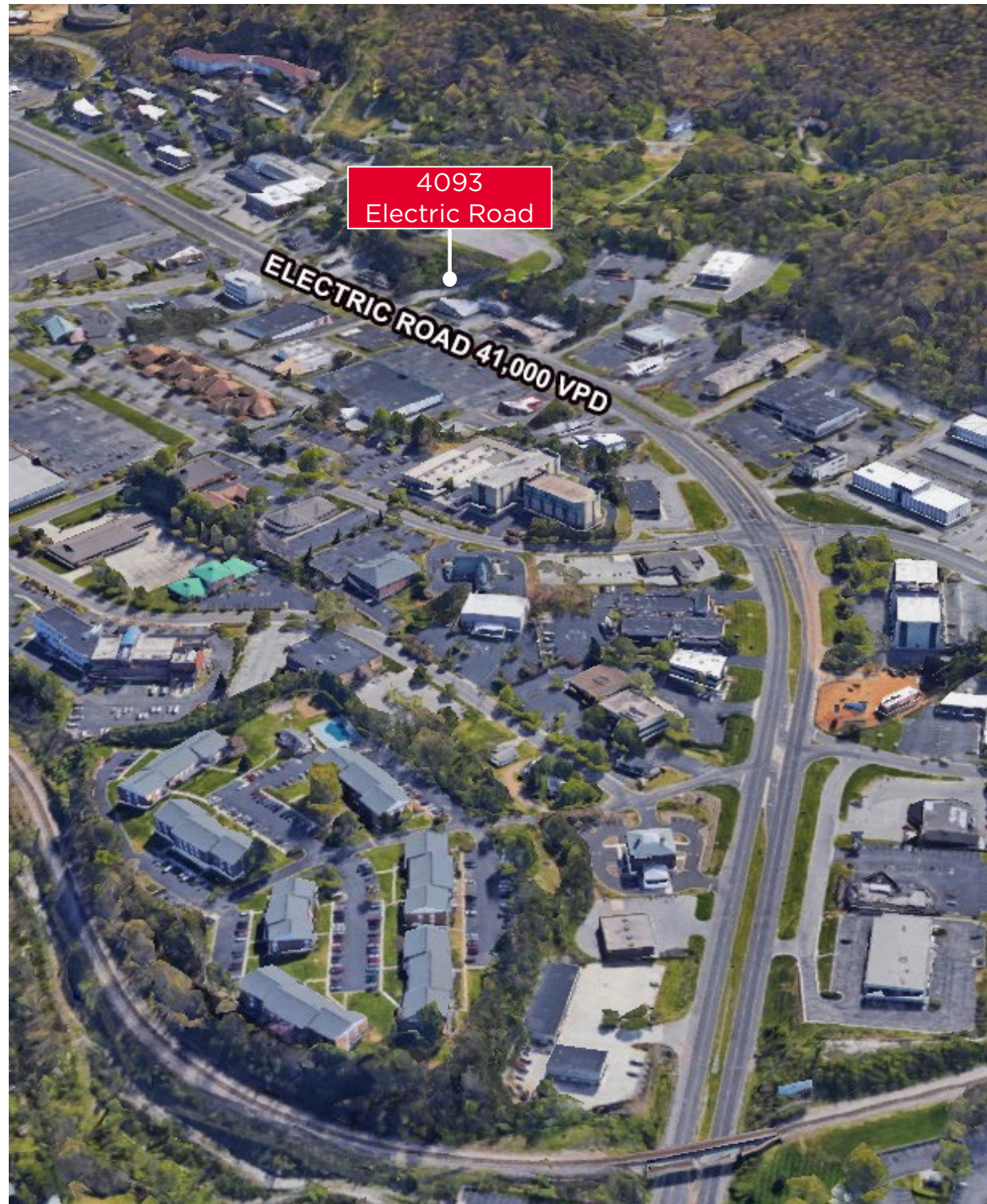
4093 Electric Rd SW

Roanoke, Virginia 24018

Property Overview

- Located on Main Retail Corridor
- Two Retail/Office suites available
 - Suite 1 - 981 SF Office \$10.00/SF NNN (located upstairs)
 - Suite 2 - 1,945 Retail/Office \$15.50/SF NNN
- Open space with high ceilings
- Two entrances-1 handicapped
- Sixteen parking spaces
- Long frontage on Electric road
- High daytime population
- Next to Tanglewood Carwash

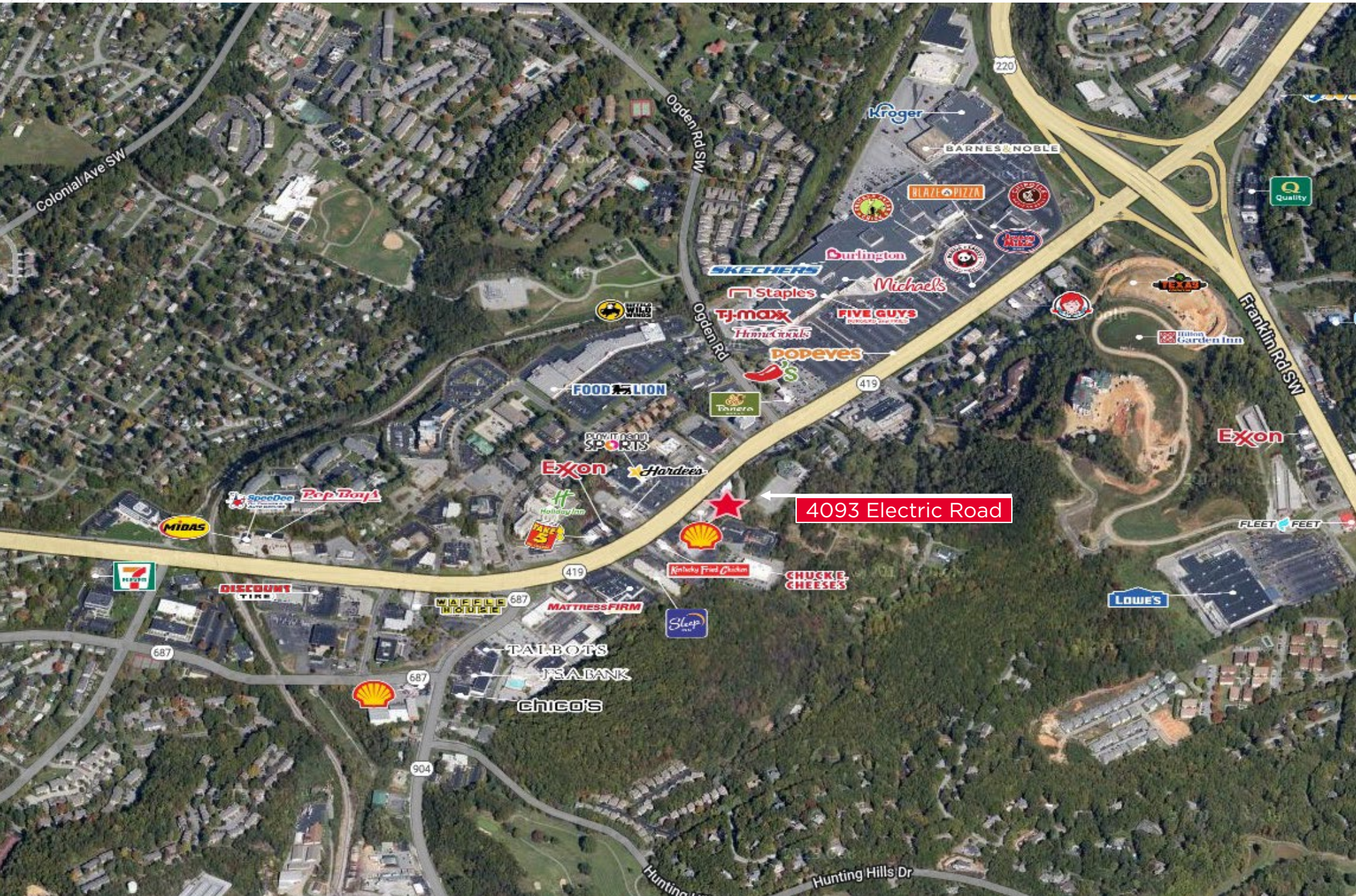
Join Nearby Retail Tenants



4093 Electric Road SW

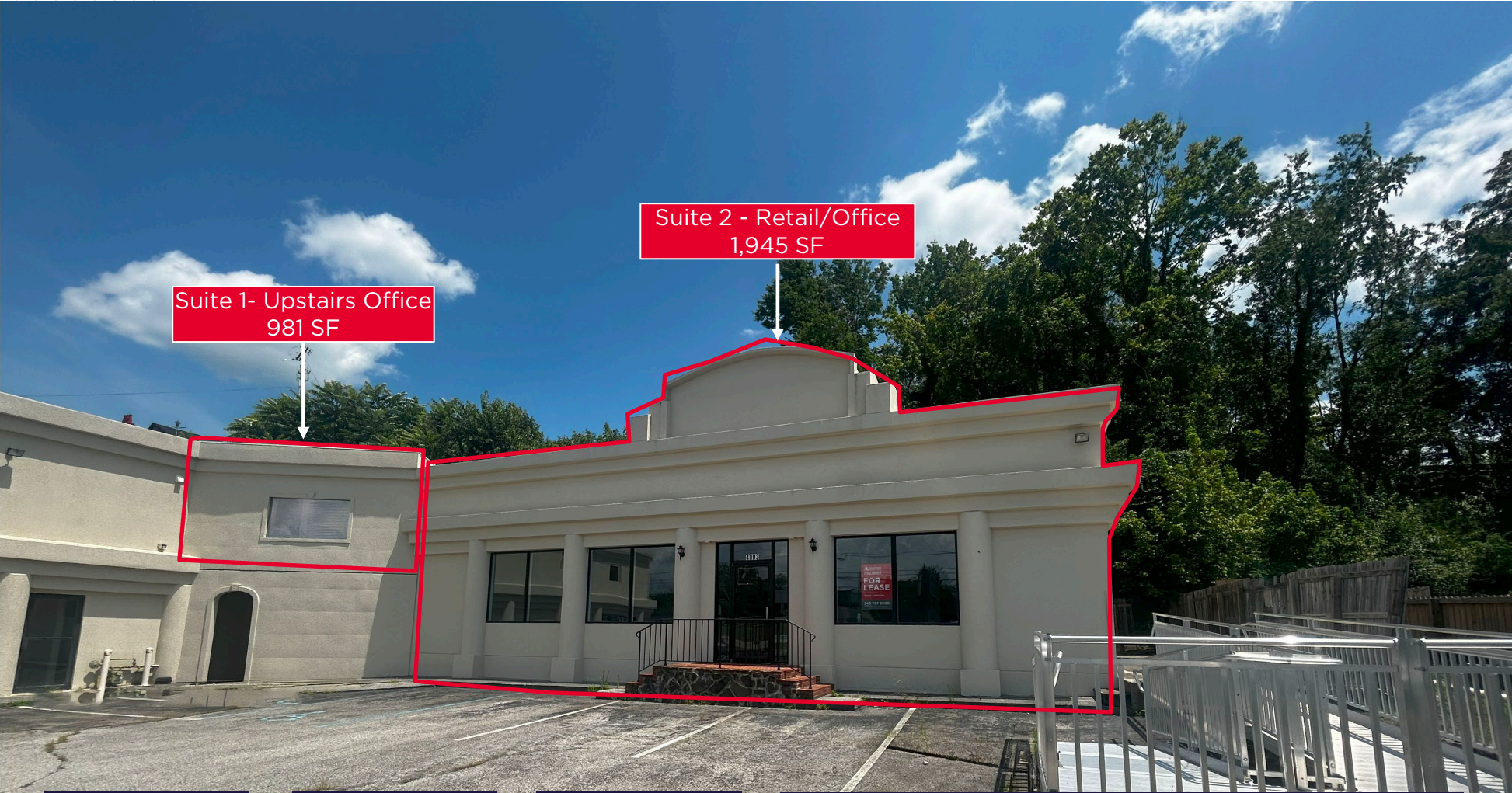
Roanoke, Virginia 24018

Location Overview



4093 Electric Road SW

Roanoke, Virginia 24018





107,106
POPULATION



\$102,811
AVERAGE
INCOME

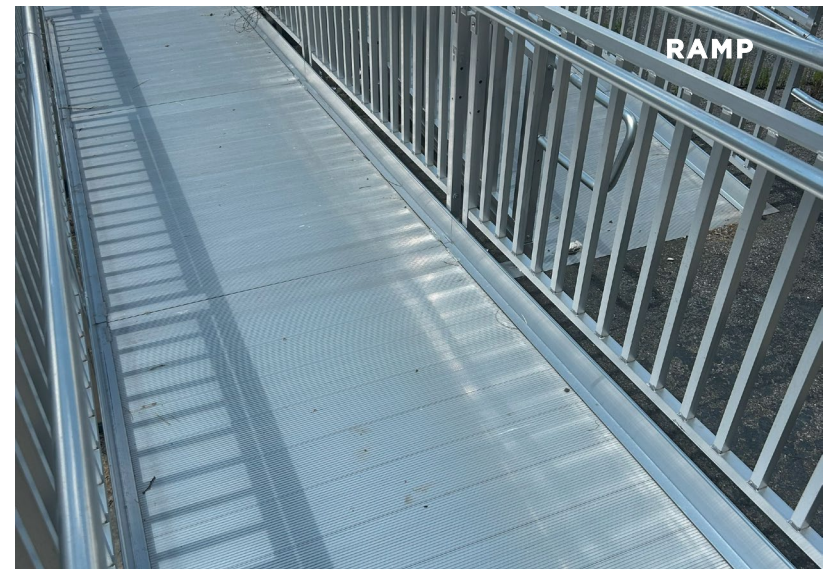


136,407
DAYTIME
EMPLOYEE
POPULATION

DEMOGRAPHICS	RADIUS		
	1 MILE	3 MILES	5 MILES
Population	7,836	52,447	107,106
Average Household Income	\$96,856	\$102,811	\$88,283
Daytime Employee Population	12,267	57,936	136,407

4093 Electric Road SW
Roanoke, Virginia 24018

Gallery





FOR MORE INFORMATION, CONTACT:

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