KEAGY VILLAGE 5044 Keagy Road, Roanoke, VA



Anchor Pad Available

Prominent restaurant end-cap with outdoor seating available

On prime retail corridor of Electric Road (26,000 VPD) / Route 419

Strong daytime population

Signalized intersection of Electric and Keagy Road

Close proximity to large area employers and daytime traffic generators

Near regional Lewis Gale Medical Center

Retail / Office Space For Lease •

Prime End-Cap Restaurant Space With Patio • Second Generation Office Space

LET'S CONNECT

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1. And

\$137,626 1 mile average HH income

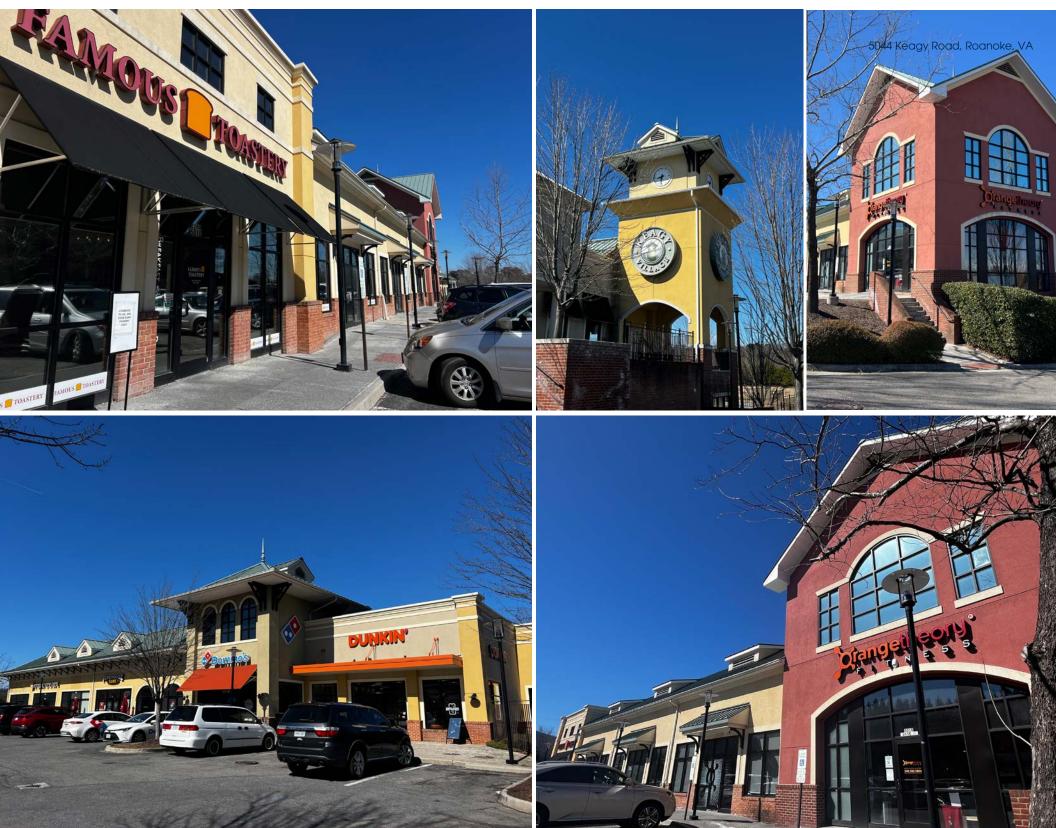
26,000 vehicles per day

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115,660 5 mile population



*Starbucks is across Electric Rd







5010 BLDG. E ANCHOR LEVEL E100 3,469 SF

5028 BLDG. F ANCHOR LEVEL

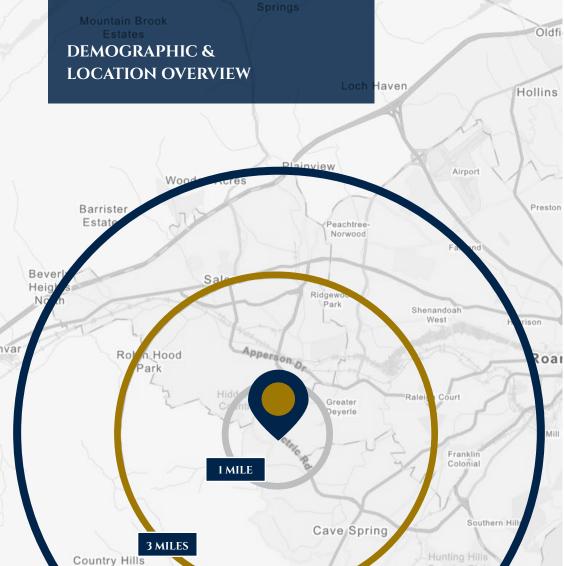
F100 955 SF F102 1,316 SF F104 1,250 SF F106 1,250 SF F108 800 SF

5036 BLDG. G ANCHOR LEVEL

G100 SUBLEASE 800 SF G102 SUBLEASE 1,487 SF G104 1,704 SF G106 1,245 SF

200





5044 Keagy Road, Roanoke, VA

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,589	45,046	115,660
Average Household Size	2.13	2.27	2.25
Median Age	54.2	44.2	42.2
Average Household Income	\$137,626	\$99,883	\$98,219

AVERAGE HOUSEHOLD INCOME IS PROJECTED TO INCREASE BY NEARLY 16% OVER THE NEXT FIVE YEARS — A STRONG INDICATOR OF SUSTAINED ECONOMIC GROWTH IN THE AREA.





Located in southwest Roanoke, the Keagy Road area is a well-established retail and dining destination, primarily serving an affluent residential population. With strong household incomes and convenient access to major roadways, the area supports a high volume of consumer activity, making it an attractive location for retailers.

Acre

5 MILES

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