

KEAGY VILLAGE

5044 Keagy Road, Roanoke, VA



JOHNSON | KELLEY
COMMERCIAL REAL ESTATE

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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\$137,626
1 mile average
HH income



26,000
vehicles
per day



115,660
5 mile
population

JOIN AREA RETAILERS



*Starbucks is across Electric Rd



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STREET LEVEL

ANCHOR PAD AVAILABLE

AVAILABLE

5010 KEAGY
BLDG E



5028 KEAGY
BLDG F

5036 KEAGY
BLDG G

100

5044 KEAGY
BLDG H

419

KEAGY ROAD

5010 BLDG. E ROAD LEVEL
E204 1,986 SF

BLDG. F ROAD LEVEL
F202 1,400 SF
E204 1,250SF
E206 1,250
E 208 800 SF
(2nd Gen Retail Space)

5036 BLDG. G ROAD LEVEL
G200 800 SF
G204 1,487 SF
G212 5,299 SF

5044 BLDG. H ROAD LEVEL
100 4,150 SF

ANCHOR LEVEL

ANCHOR PAD AVAILABLE

AVAILABLE

5010 KEAGY
BLDG E



5028 KEAGY
BLDG F

5036 KEAGY
BLDG G

5044 KEAGY
BLDG H

419

KEAGY ROAD

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



DEMOGRAPHIC & LOCATION OVERVIEW

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.



23,292
2-mi radius
daytime workers



18,773
2-mi radius
population

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.