

SOUTHWEST PLAZA

2022 Electric Rd | Roanoke, VA 24018



JOHNSON | KELLEY
COMMERCIAL REAL ESTATE

Food Lion anchored shopping center

- 14,935 SF junior anchor space available for lease

- Outparcel opportunity for a build to suit or ground lease

- Strong daytime population

- Signalized intersection of Electric and Grandin Rd

- On prime retail corridor of Electric Road (25,391 VPD) / Route 419

- Near regional Lewis Gale Medical Center



Property Available For Lease • 15,000 sf Jr Anchor space • Out Parcel BTS

LET'S CONNECT

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\$137,626
1 mile average
HH income



25,391
vehicles
per day



115,660
5 mile
population

JOIN AREA RETAILERS





14,935 SF junior
anchor space
available





SUITE	TENANT	SF
10	Ichiban	4,800
20	Jersey Mike's	1,600
30	Available	1,600
40	UPS	1,400
50	Uncle Dan's Take Out	1,400
60	Board and Brush	1,200
70	Available	1,200
80	Great Clips	1,000
90A	Leased	900
90B	Available	900
100	Available	820
105	Hightech Nails	740
110	Salem Federal Credit Union	5,185
140	Food Lion	40,274
150	TF Alterations & Cleaners	800
160	Available	11,345
170	Available	3,590
180	Famous Anthony's	5,350
200	Firestone	-
-	Outparcel	Up to 2,500

 **AVAILABLE**

Sam's Club BJ's Lowe's petco Party City five BEL'W
Marshalls ASHLEY Kirkland's Home ROSS DRESS FOR LESS ALDI
Kroger COSMOPROF WORLDWIDE BOLOGNA Krispy Kreme ADVANCE! Auto Parts
CITITRENDS tropical CAFE
sweetFrog cici's Popeyes McDonald's golden corral COOK OUT

Bojangles

ROANOKE-BLACKSBURG
REGIONAL AIRPORT

THE HOME DEPOT BIG LOTS! SPORTSMANS
schewels home ZAXBY'S Hardee's

HARBOR FREIGHT

VALLEY VIEW MALL TRADE AREA
belk ULTA macys
BEST BUY TARGET PETSMART ZALES
REGAL HIBBETT SPORTS BARNES & NOBLE CRAB DU JOUR RACK ROOM SHOES
JCPenney Cheddar's SCRATCH KITCHEN Foot Locker
LONGHORN FINISH LINE H&M
IHOP BUFFALO WILD WINGS PACSUN
Logan's ROADHOUSE verizon KAY Lids Chick-fil&

Walmart
Lowe's Applebee's

Chick-fil&

BONSACK SQUARE
Kroger Walgreens Firestone COMPLETE AUTO CARE

IVY RIDGE
planet fitness Penny's WAFFLE HOUSE SWEETZ

LAKESIDE PLAZA
Kroger 9 Vinton BOWLING CENTER
KFC STARBUCKS McDonald's LONG JOHN SILVER'S
VSC TRACTOR SUPPLY CO DOLLAR TREE DUNKIN'

IVY MARKETPLACE
EARTH FARE FIRST WATCH MUSHROOM KATERS CORELIFE TAZIKIS

HUNTING HILL AREA RETAILERS
THE HOME DEPOT BIG LOTS! OUTBACK STEAKHOUSE KOHL'S
9 good! Chick-fil& Bojangles STARBUCKS

Lowe's

Kroger CVS pharmacy Bojangles

ACE Hardware Kroger 9 Arby's
Advance! Auto Parts O'Reilly AUTO PARTS TACO BELL
Walgreens DOLLAR GENERAL

KEAGY VILLAGE
pure barre DUNKIN' FAMOUS TOASTERY
Orangetheory Planet Fitness

OAK GROVE PLAZA
McDonald's DOLLAR TREE T-Mobile

SOUTHWEST PLAZA
FOOD LION Jersey Mike's
ICHIBAN Great Clips The UPS Store UPS

TANGLEWOOD MALL
AMC THEATRES FOOD LION belk Kroger
Burlington TJ-MAXX Michaels
Staples HomeGoods
BUFFALO WILD WINGS FIVE GUYS Panera BLAZE PIZZA Firestone COMPLETE AUTO CARE

STARBUCKS

DEMOGRAPHIC & LOCATION OVERVIEW

Southwest Plaza | 2022 Electric 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

2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,540	44,820	115,453
Average Household Size	2.12	2.25	2.24
Median Age	55.0	45.2	43.3
Average Household Income	\$159,518	\$115,542	\$113,545



23,292
2-mi radius
daytime workers



18,773
2-mi radius
population

Located in southwest Roanoke, the Electric 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.