SOUTHWEST PLAZA

2022 Electric Rd | Roanoke, VA 24018



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





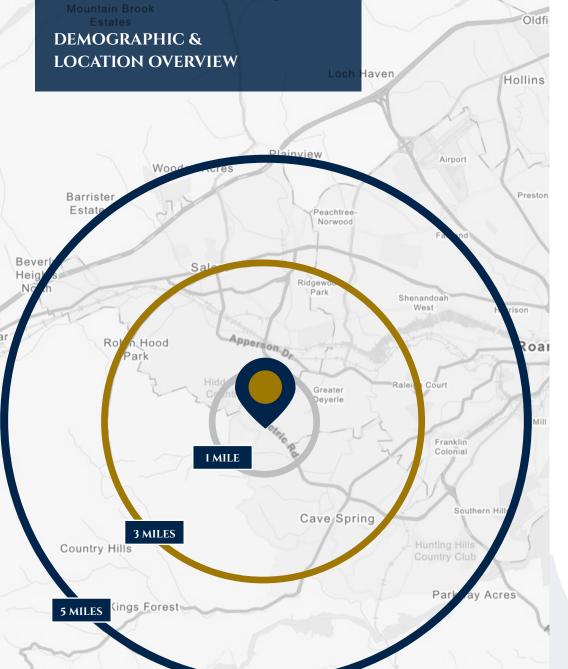












2024 SUMMARY	1 MI	LE 3 MILES	5 MILES
Population	4,58	39 45,046	115,660
Average Household Size	2.13	3 2.27	2.25
Median Age	54.:	2 44.2	42.2
Average Household Income	\$137,	626 \$99,883	\$98,219
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2029 Summary	1 MI	LE 3 MILES	S 5 MILES
Population	4,54	10 44,820	115,453
Average Household Size	2.1:	2 2.25	2.24
Median Age	55.	0 45.2	43.3
Average Household Income	\$159,	518 \$115,54	2 \$113,545



daytime workers



Airpoi

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.