



RETAIL + OFFICE FOR LEASE

CROSSROADS CENTER

5008 Airport Drive | Roanoke, VA 24012



**CUSHMAN &
WAKEFIELD**

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LOCATION, LOCATION, LOCATION

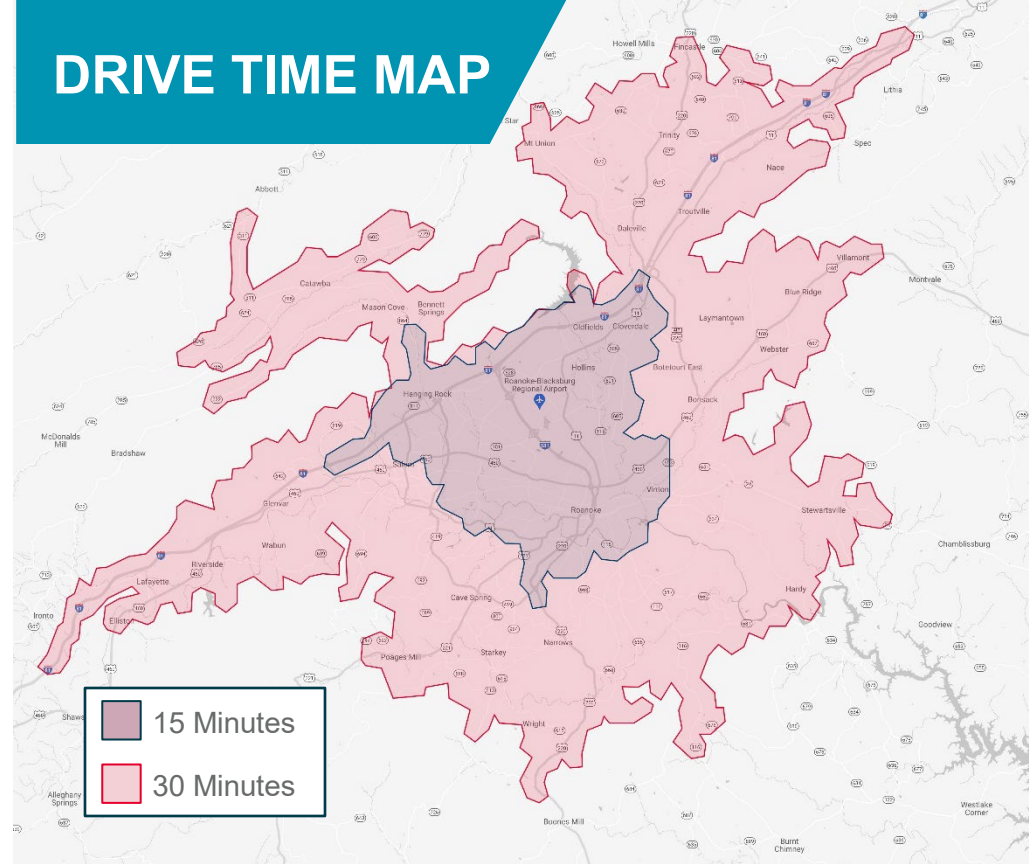


CROSSROADS CENTER

Crossroads Center offers unrivaled access into the dominant retail trade area for the Roanoke region and Southwest Virginia. The property is located at Hershberger and Airport roads, minutes from Interstate 581, Interstate 81, and the Roanoke-Blacksburg Regional Airport.

The 18-acre site was originally constructed as an indoor mall in 1961 and was the first enclosed, air-conditioned mall in Virginia. In 2002, Crossroads began serving as the operations and corporate headquarters for Advance Auto Parts. Crossroads is well-positioned for the next generation of users and is seeking partners in the retail, office, or healthcare sectors.

DRIVE TIME MAP



PROPERTY OVERVIEW

CURRENT TENANTS

	Crossroads I: 69,191 SF
Advance	Café: 12,580 SF
Auto Parts	Crossroads II: 74,794 SF
	Crossroads III & IV: 108,782 SF
Total	265,347 SF
Crossroads Office	24,636 SF
Kool Smiles	8,397 SF
MAY BE DEMISED TO	20,000 SF increments

BUILDING SPECS

Address	5008 Airport Drive NW Roanoke, VA 24012
Total SF	320,421 SF
Site Size	±18.73 acres
Stories	Two (2)
Year Built / Renovated	1961 / 2009
Zoning	CLS – Commercial Large Site District
Parking	1,090 surface spaces (3.41 per 1,000SF)
Construction	Steel and masonry
Foundation	Poured concrete slab
Exterior Walls	Brick
Framing	Structural steel with masonry and concrete encasement
Roof	Flat with parapet walls; built up assemblies with tar and gravel cover
Windows	Thermal windows in aluminum frames
HVAC	Mix of Carrier, Lennox, York and Trane units. Ranging from 5-100 tons.
Access	The property is located on the west side of Airport Road NW, just north of the intersection with Hershberger Rd. in the City of Roanoke, Virginia. The Roanoke-Blacksburg Regional Airport is approximately half a mile to the northwest of the subject and the Route 101 interchange with Interstate 581, which links to Interstate 81, approximately one mile west of the subject.



CROSSROADS CENTER



ROANOKE REGIONAL AIRPORT

ABC

Kroger

LOWE'S

Krispy Kreme DOUGHNUTS

sam's club

golden corral Buffet & Grill

ROSS DRESS FOR LESS

ALDI

Marshalls

five BELOW

OfficeMax

BJS

TRUIST

COOK-OUT

TRUIST

TRUIST

Advance Auto Parts

Michaels THE ARTS AND CRAFTS STORE

sweetFrog

HIBACHI GRILL & SUPREME BUFFET

GOLD'S GYM

CROSSROADS CENTER

McDonald's

Starbucks

Firestone

HERSHBERGER ROAD 29,000 VPD

SITE PLAN



PROPERTY HIGHLIGHTS



320,421 SF

ON ±18.73 ACRES



**CENTRALLY
LOCATED**

IN THE DOMINANT RETAIL TRADE AREA



**IMMEDIATE
ACCESS**

POINTS TO INTERSTATE 581 AND THE
ROANOKE-BLACKSBURG REGIONAL AIRPORT



20,000+ SF

SPACES ON PREMISES MAY BE DEMISED



**FLEXIBLE &
OPEN**

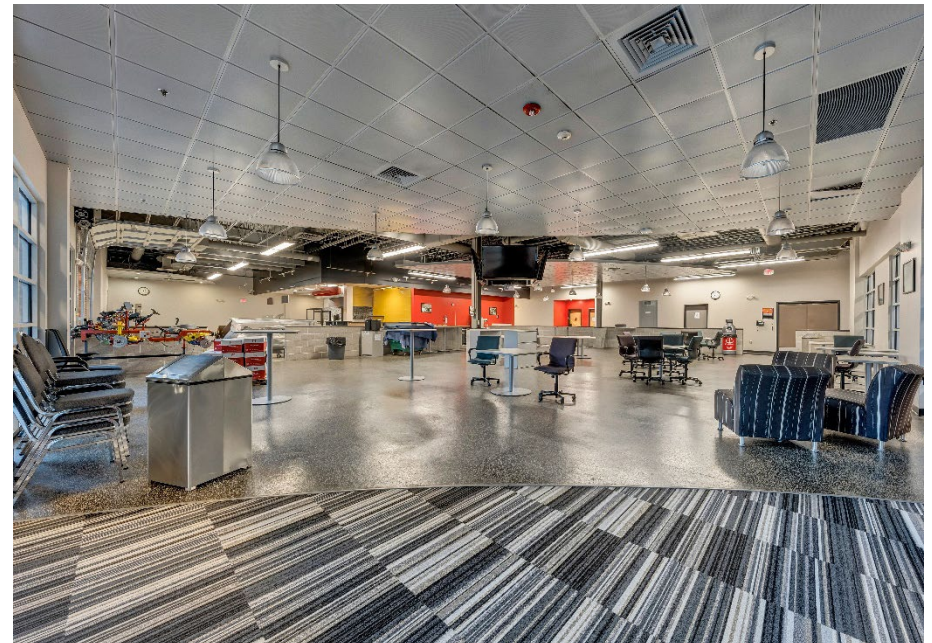
CONCEPT SPACE WITH A VARIETY OF
ALLOWABLE USES DUE TO COMMERCIAL
LARGE SITE ZONING



LOCATION OVERVIEW



PROPERTY PHOTOGRAPHY



THE NUMBERS



129,362

5 MILE POPULATION



\$66,649

3 MILE AVERAGE HOUSEHOLD INCOME



166,536

15 MINUTE DAYTIME POPULATION



20.7%

3 MILE EDUCATION BACHELOR & ABOVE



\$236,158

3 MILE AVERAGE HOME VALUE



49.6%

10 MILE \$100,000 AVERAGE HH INCOME & ABOVE

	3 MILE	5 MILE	10 MILE	15 MINUTE	30 MINUTE
2023 Estimated Population	59,240	129,362	237,919	128,752	248,249
2028 Projected Population	59,962	130,246	239,204	129,613	249,478
2023 Households	24,542	56,078	101,573	55,419	105,316
2023 Education Bachelors & Above	20.7%	27.7%	33.7%	27.5%	32.9%
2023 Average Household Income	\$65,649	\$73,906	\$88,204	\$74,785	\$88,017
2023 Median Household Income	\$48,446	\$52,988	\$61,710	\$52,434	\$61,483
\$100,000 Average HH Income & Above	20.7%	23.8%	49.6%	27.8%	34.6%
2023 Average Home Value	\$236,158	\$236,158	\$236,158	\$264,110	\$311,035
Daytime Population	62,234	158,156	263,645	166,536	271,620
2023 Median Age	41.4	40.9	43.6	40.8	43.8

ROANOKE MSA

The Roanoke Region is economically diverse, providing excellent market access and the infrastructure and resources to attract a range of industries, coupled with a low cost of living and doing business as well as unparalleled outdoor amenities. The City of Roanoke is a hub for financial, health care, logistics, legal, and manufacturing for all western Virginia. The region's diversified economy includes major operations in banking, insurance, advanced manufacturing, and automotive suppliers. Roanoke is home to one of Virginia's largest healthcare systems, Carilion Clinic, and the Fralin Biomedical Research Institute.



331,319
POPULATION



162,400
LABOR
FORCE



\$57,362
MEDIAN HH
INCOME



138,706
TOTAL HOUSING
UNITS



38.8%
ASSOCIATE
DEGREE OR
HIGHER

MAJOR ATTRACTIONS

- Foot Levelers Blue Ridge Marathon (America's toughest Road Marathon)
- Down by Downtown Music Festival
- Banff Mountain Film Festival & Expo
- Taubman Museum of Art
- Smith Mountain Lake & State Park
- Science Museum of Western Virginia
- Blue Ridge Mountain & Appalachian Trail access
- Natural Bridge State Park

MAJOR EMPLOYERS

- **10,000+ EMPLOYEES**
 - Carilion Clinic
- **1,000 – 3,000 EMPLOYEES**
 - Wells Fargo Bank
 - HCA Health Systems
 - Kroger
 - Walmart
 - Advance Auto
 - Ply Gem Windows
 - WestRock
 - UPS
 - Altec Industries

COLLEGES & UNIVERSITIES

- **Hollins College**
 - 713 undergrad
- **Roanoke College**
 - 1,883 undergrad
- **Virginia Western Community College**
 - 1,633 undergrad

HOSPITALS

- **Carilion Roanoke Memorial Hospital & Carilion Franklin Memorial Hospital**
- **HCA Virginia Health System**
 - LewisGale Medical Center
 - LewisGale Hospital Alleghany



LOCATION OVERVIEW

Roanoke named an **ALL-AMERICAN HALL OF FAME CITY**

- The National Civic League | 2019

Roanoke – **BEST PLACES TO LIVE IN VIRGINIA** in 2022

- The Apartment Guide | 2022

Virginia's Blue Ridge – **THE BEST U.S. CITIES FOR BIKING**

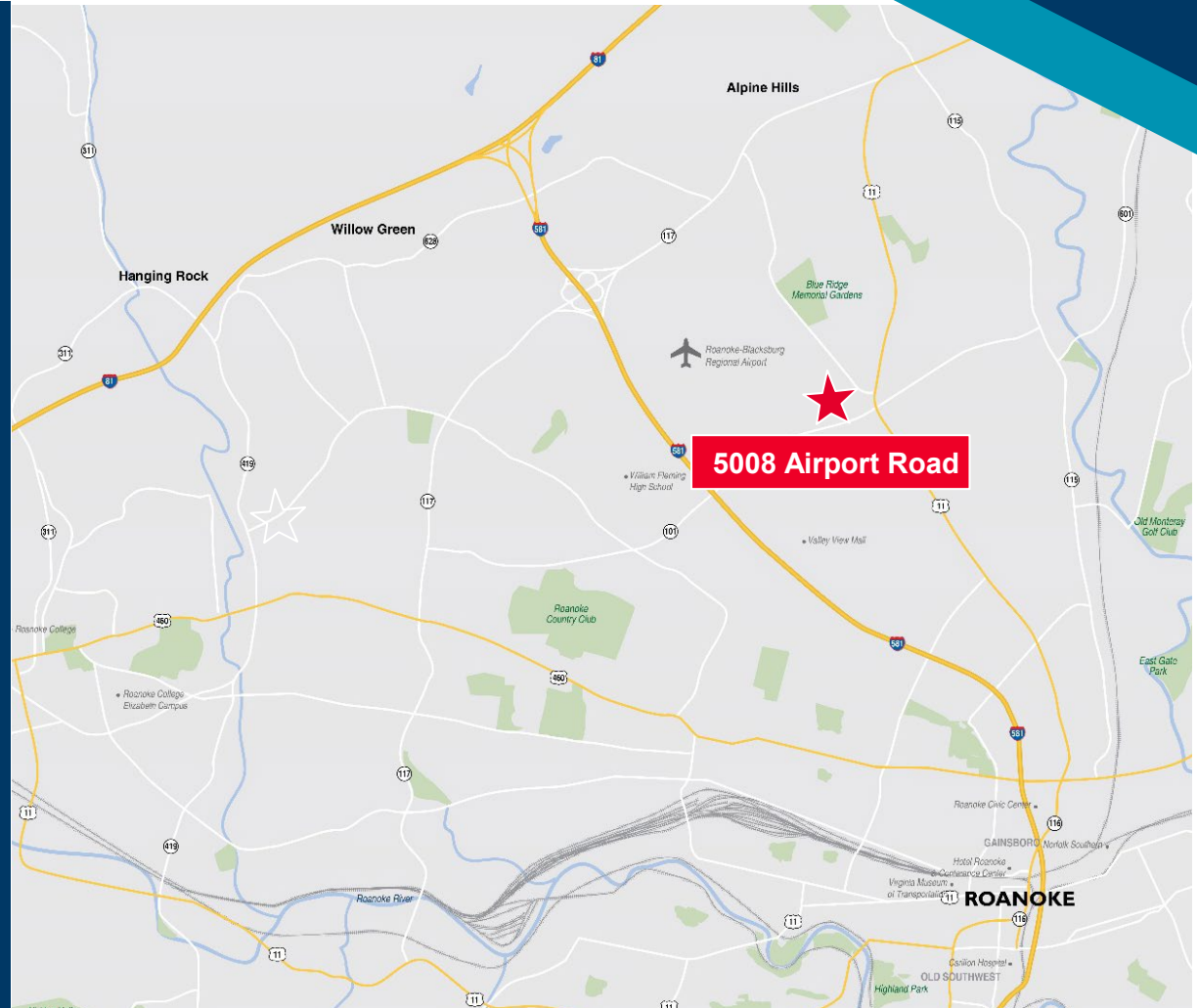
- AAA | 2022

Roanoke – **BEST PLACES TO RAISE KIDS**

- Smart Asset | 2020

Blue Ridge Marathon – **HARDEST RACES IN THE WORLD**

- Runner's World | 2021



Advanced manufacturing has been a leading industry in the region business sectors, ranging from bio-medical to night-vision manufacturing. Notable businesses in the Roanoke Region include: Virginia Transformer's headquarters, the fourth largest power transformer manufacturer in North America; Eldor, a multinational leader in the automotive industry, which has equipped 400 million vehicles worldwide with their technology; OCC Fiber Optic, a telecommunication company in the U.S. and seventy other countries worldwide for civilian and military applications; Integer Holdings, a world leader in advanced medical device design and manufacturing across four continents; Coca Cola Bottling Co. Consolidated, the nation's largest independent Coca-Cola bottler; Elbit Systems of America, manufacturer of night vision devices for the military; and Volvo Group Trucks, which manufactures medium-sized Mack trucks.

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