

FOR LEASE

OAK GROVE PLAZA

2061 Electric Road | Roanoke, Virginia 24018

1,814 SF – 4,720 SF AVAILABLE



THALHIMER

BILL POE

Senior Vice President
540 767 3007
bill.poe@thalhimer.com

Thalhimer

310 First Street., Suite 300
Roanoke, VA 24011
www.thalhimer.com

HIGHLY VISIBLE LOCATION

PROPERTY FEATURES



PROPERTY HIGHLIGHTS



GREAT VISIBILITY

Located in busy retail corridor with strong daytime population



PROXIMITY

Prime location on Electric Rd (Rt. 419), 4 points of ingress/egress



UNIQUE OPPORTUNITY

Signalized intersection



SPACE AVAILABLE

1,814 SF - 4,720 SF



LEASE RATE

\$14.50 SF Modified Net



TENANTS

McDonald's, Dollar Tree, T-Mobile, Highlander Pizza, Aquatic Adventures, Wildwood Smokehouse, Blissful Nails, Bricks 4 Kidz, A Bark Above

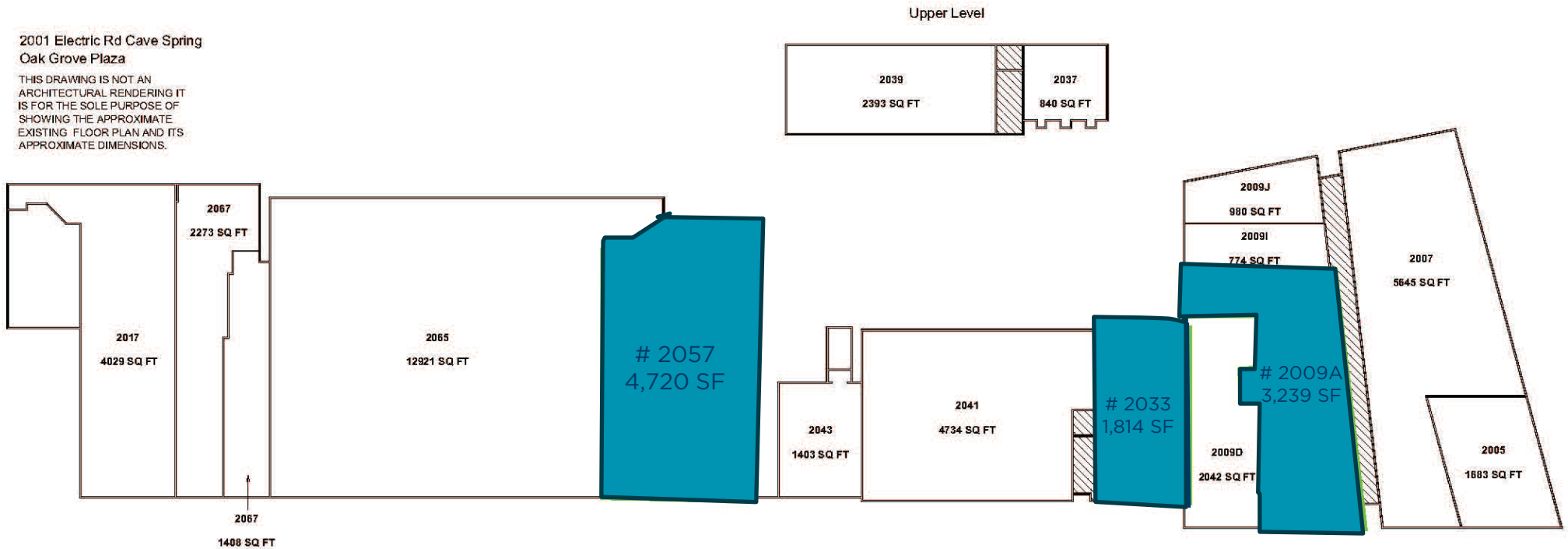
AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	7,300	45,940	113,565
Daytime Population	6,587	49,888	120,934
Average HHI	\$105,229	\$92,510	\$87,007
No. of Households	3,273	20,206	49,378

FLOOR PLAN

2001 Electric Rd Cave Spring
Oak Grove Plaza

THIS DRAWING IS NOT AN ARCHITECTURAL RENDERING IT IS FOR THE SOLE PURPOSE OF SHOWING THE APPROXIMATE EXISTING FLOOR PLAN AND ITS APPROXIMATE DIMENSIONS.



Available

AVAILABLE SF	1,814 SF - 4,720 SF
UNIT # 2057	4,720 SF
UNIT # 2033	1,814 SF
UNIT # 2009A	3,239 SF
LEASE RATE	\$14.50 SF Modified Net

Features

- Great visibility
- Located on busy intersection
- Signage
- Join current tenants: McDonald's, Dollar Tree, T- Mobile, Highlander Pizza, Aquatic Adventures, Wildwood Smokehouse, Blissful Nails, Bricks 4 Kidz, A Bark Above

SITE AERIAL



Features

- Total Building Square Footage 49,881
- 4.09 acres
- Built 1964
- Traffic Count 26,000
- Great Visibility

Join Current Tenants



DOLLAR TREE

T Mobile



**HIGHLANDER
PIZZA**

aquatic
adventures
SWIM SCHOOL



BLISS NAILS



LOCATION AERIAL



FIT BODY BOOT CAMP
UNSTOPPABLE FITNESS FORMULA

Vistar Children's Eye Center
Vistar Eye Center
Vision & Surgery Specialists

KEAGY VILLAGE

pure barre | **DUNKIN'**

Datina Bridal & Formal | FAMOUS TOASTERY

FIREHOUSE SUBS | Orangetheory FITNESS

RIDGEWOOD FARMS

Kroger | **SUBWAY**

Jersey Lily's ROADHOUSE | **SZECHUAN RESTAURANT**

PAPA'S PIZZA | **WORKOUT ANYTIME**

OAK GROVE PLAZA

DOLLAR TREE

T Mobile | HIGHLANDER PIZZA | McDonald's

SOUTHWEST PLAZA

Firestone | FOOD LION

ups | Jersey Mike's SUBS

Great Clips
IT'S GONNA BE GREAT

HIDDEN VALLEY HIGH SCHOOL

OAK GROVE ELEMENTARY SCHOOL

OAK GROVE PLAZA

SOUTHWEST PLAZA

HIDDEN VALLEY MIDDLE SCHOOL

HIDDEN VALLEY COUNTRY CLUB

RIDGEWOOD FARMS

NORTH CROSS SCHOOL

LewisGale Medical Center
HCA Virginia Health System

CVS pharmacy

Hampton Inn

COMFORT SUITES

SUNTRUST

1662

419

685

Electric Rd SW 26,000 VPD

McVitty Rd SW

Bruce Ln Rd SW

Mt Holland Dr SW

Hidden Valley School Rd

Coral Ridge Rd SW

Keagy Ln SW

RidgeWood Dr

S Clearing Rd

Club Ln

Farmwood Dr

Lakemont Dr

Romar Rd

Tusser Ln

Mankin Dr

Ebert Dr

Hathaway Dr

Hackney Ln

UNION

Walmann Rd SW

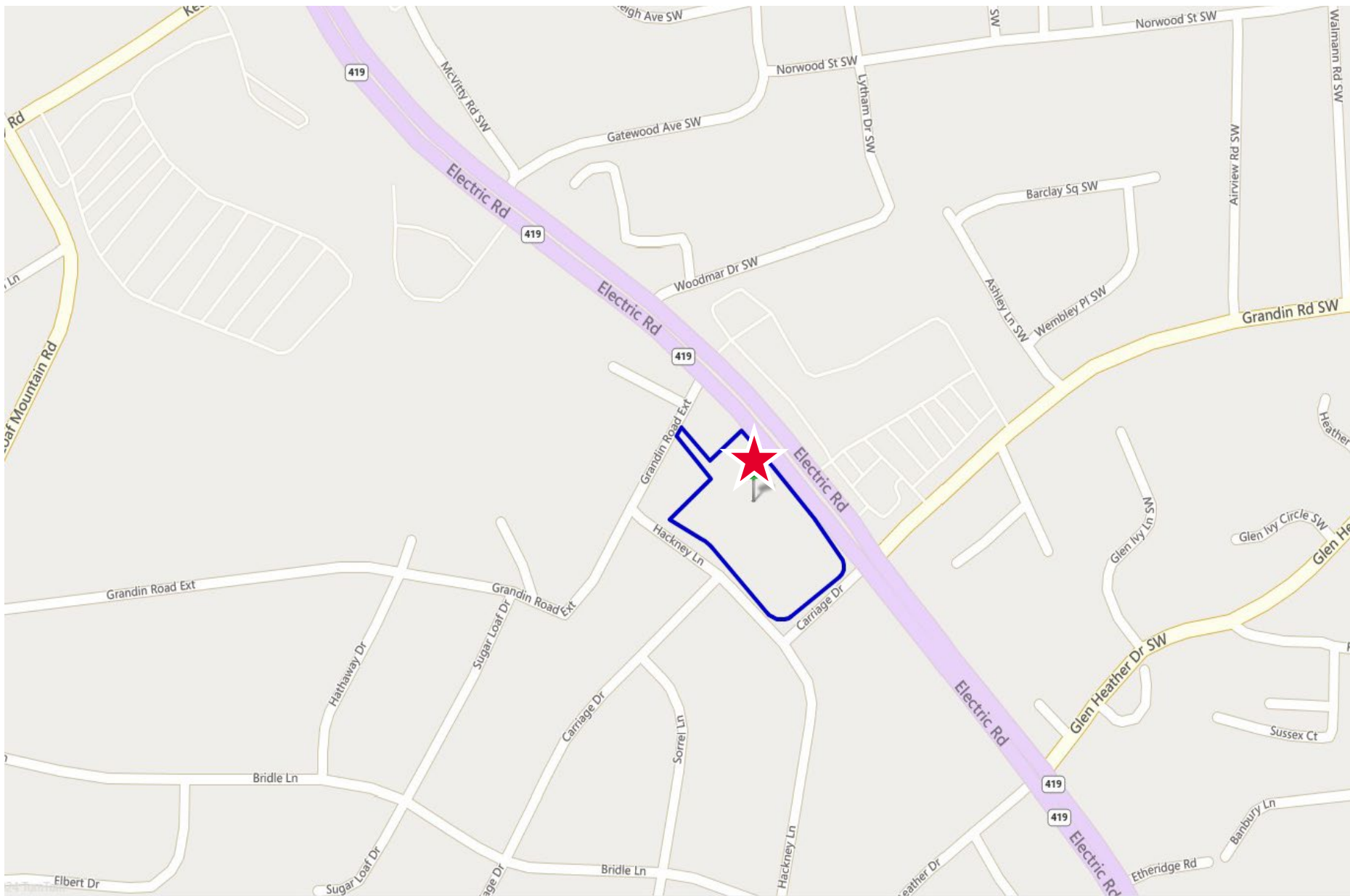
Belford St

Royal Oak Dr SW

Laurelwood Dr

Greenleaf

AREA MAP



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