

# TANGLEWOOD YMCA

ROANOKE, VA

Better never settles

## CLIENT

The YMCA of Virginia's Blue Ridge

## LOCATION

Roanoke, VA

## REAL ESTATE TYPE

Retail

## SQUARE FOOTAGE

47,817 SF

## PROJECT OVERVIEW

The YMCA of Virginia's Blue Ridge expanded its regional footprint to Roanoke County and selected the redeveloping Tanglewood Mall for its newest location after an opportunistic site search. Located minutes from Downtown Roanoke, the new space features eight designated pickleball courts, a state-of-the-art wellness center, a hot yoga studio, saunas, two group exercise studios, a children's area, and additional programming space. The new facility opened in December of 2024, less than six months after lease execution.

Wyatt Poats handled the market survey and lease negotiations on behalf of The YMCA of Virginia's Blue Ridge.

## SOLUTIONS

- Market Survey & Site Selection
- Regional Void Analysis Study
- Lease Negotiations
- Space Programming Guidance
- Project Management & Performance Deliverables



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CUSHMAN &  
WAKEFIELD

THALHIMER

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## LEASING AGENT



Wyatt Poats

Senior Associate

## CLIENT: THE YMCA OF VIRGINIA'S BLUE RIDGE

*"Bringing YMCA programs to Roanoke County presents an exciting opportunity that perfectly aligns with our overarching goal to build community throughout the region. By partnering with Tanglewood Mall, we can live true to our mission to focus on youth development, healthy living, and social responsibility in an area we don't currently serve."*

Mark Johnson, President & CEO  
The YMCA of Virginia's Blue Ridge