



**THALHIMER**

**FOR LEASE**  
**3830 ELECTRIC ROAD**  
Roanoke, VA 24018



For more information, contact:

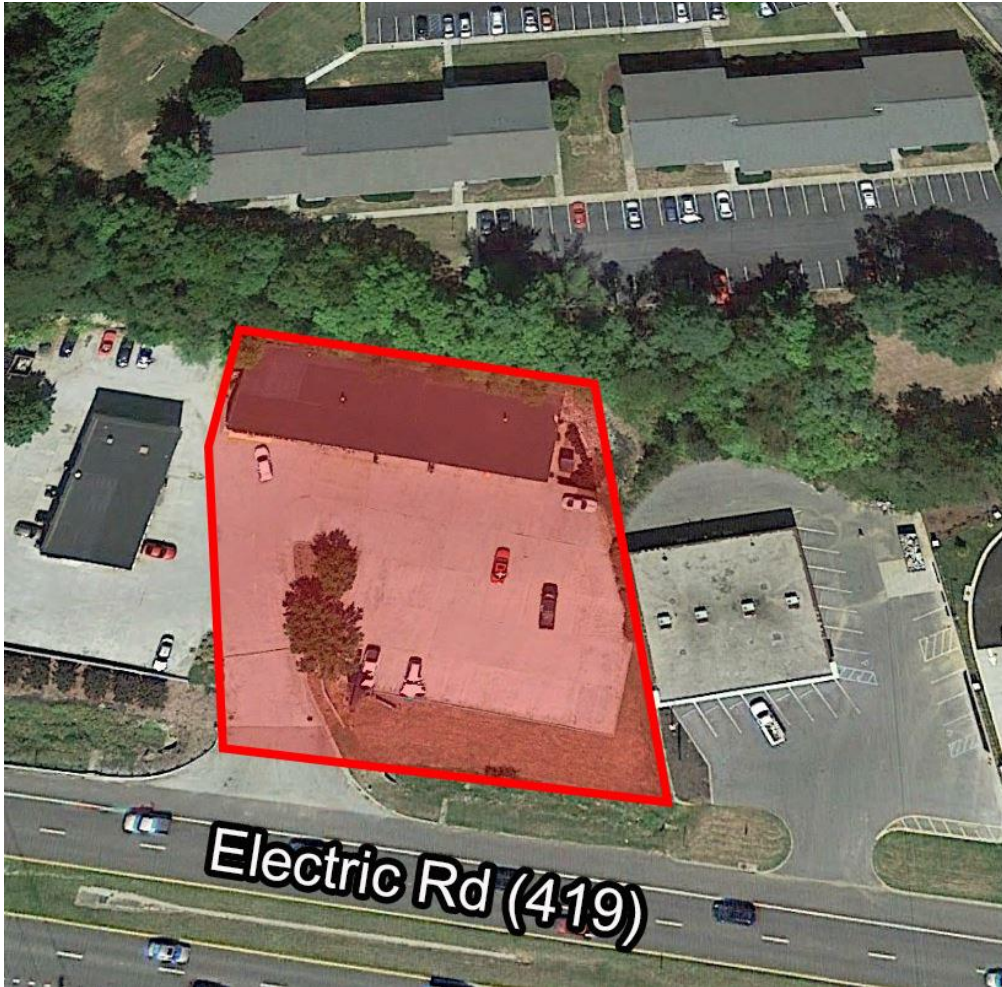
**BARRY WARD**  
Vice President  
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Wells Fargo Tower  
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**Property Features**

- 6,808 SF on .8 acres
- Located on Roanoke’s prominent Electric Road with 28,000+ VPD
- 9 bays equipped with lifts
- Built in 2000
- Excellent visibility
- Zoned C2
- 34 parking spaces
- Attractive, functional, and well-maintained
- Adjacent to operating SpeedDee Oil

Demographics			
	1 Mile	3 Miles	5 Miles
Population	7,687	49,960	107,052
No. of Households	3,824	23,304	47,129
Avg. HH Income	\$78,374	\$85,454	\$69,488
Daytime Population	8,681	26,367	94,848

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