# UN CUSHMAN & THALHIMER

### RETAIL FOR LEASE Southwest Plaza

2004-2022 Electric Road | Roanoke, VA 24018



For more information, contact:

#### **JESSICA JOHNSON, CCIM**

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### **Property Features**

- Food Lion anchored shopping center
- Excellent trade area demographics
- Great visibility and access from Electric Road (Rt. 419)
- · Close proximity to large pockets of residential

Traffic Counts	
Electric Road	27,000 VPD
Grandin Road	6,000 VPD

Demographics					
	1 Mile	3 Miles	5 Miles		
Population	5,926	47,955	113,774		
Avg. HH Income	\$78,467	\$78,586	\$71,648		
Daytime Population	1,520	17,687	68,098		





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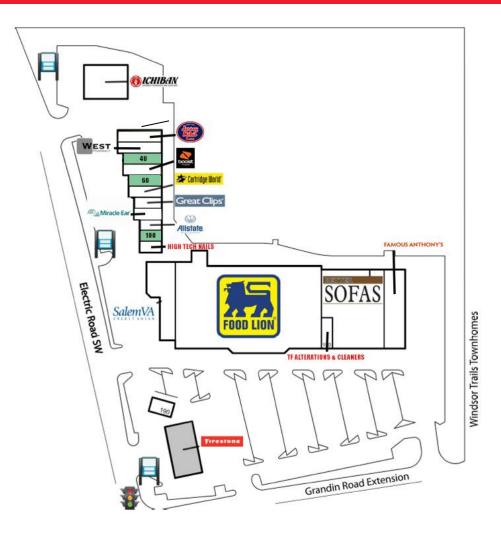
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#   Tenant   SF     10   Ichiban Japanese Steakhouse   4,800     20   Jersey Mike's   1,600     30   West Pharmacy   1,600     40   AVAILABLE   1,400     50   Boost Mobile   1,400     60   AVAILABLE   1,200     70   Cartridge World   1,200     80   Great Clips   1,000     90A   Miracle Ear   900     90B   Allstate   900     100   AVAILABLE   820     110   Salem VA Federal Credit Union   5,185     140   Food Lion   40,274     150   TF Alterations & Cleaners   880     160-170   Better Sofas   14,935     180   Famous Anthony's   5,350     10   Member One ATM   5,350	Tenant List			
20   Jersey Mike's   1,600     30   West Pharmacy   1,600     40   AVAILABLE   1,400     50   Boost Mobile   1,400     60   AVAILABLE   1,200     70   Cartridge World   1,200     80   Great Clips   1,000     90A   Miracle Ear   900     90B   Allstate   900     100   AVAILABLE   820     110   Salem VA Federal Credit Union   5,185     140   Food Lion   40,274     150   TF Alterations & Cleaners   880     160-170   Better Sofas   14,935     180   Famous Anthony's   5,350	#	Tenant	SF	
30 West Pharmacy 1,600   40 AVAILABLE 1,400   50 Boost Mobile 1,400   60 AVAILABLE 1,200   60 AVAILABLE 1,200   70 Cartridge World 1,200   80 Great Clips 1,000   90A Miracle Ear 900   90B Allstate 900   90B Allstate 900   100 AVAILABLE 820   110 Salem VA Federal Credit Union 5,185   140 Food Lion 40,274   150 TF Alterations & Cleaners 880   160-170 Better Sofas 14,935   180 Famous Anthony's 5,350	10	Ichiban Japanese Steakhouse	4,800	
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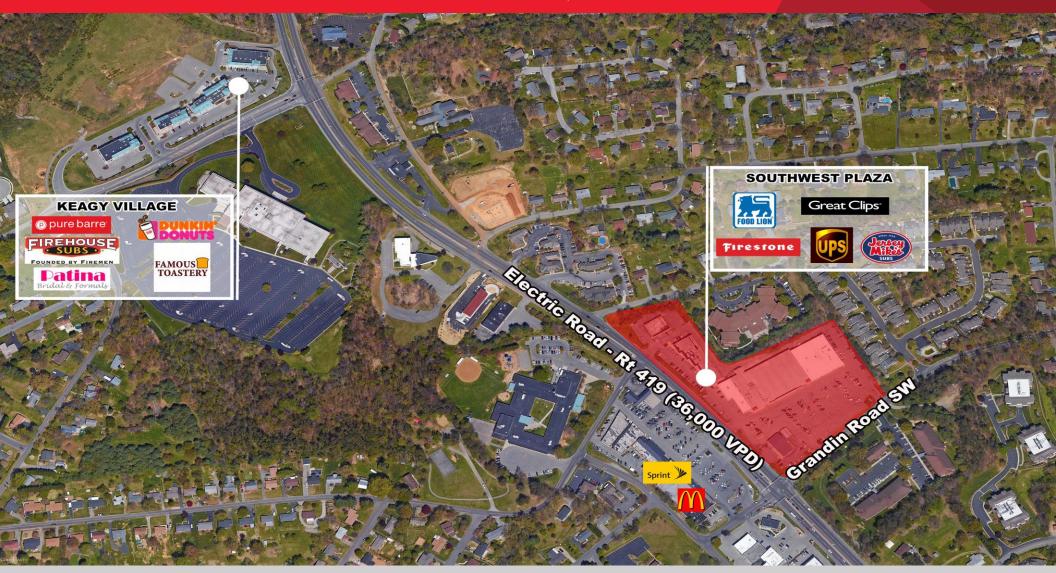
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