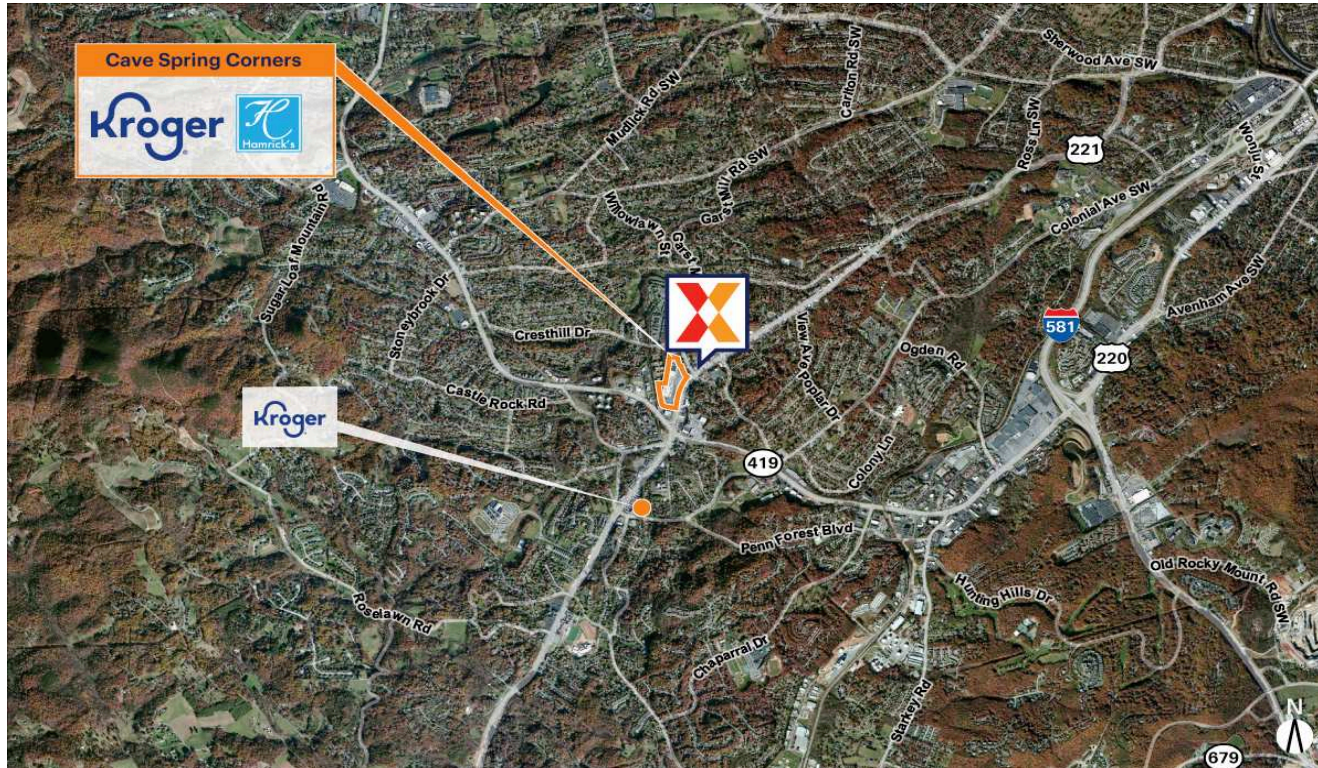


Cave Spring Corners

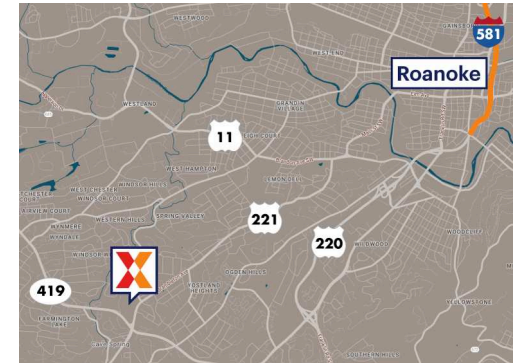
Roanoke, VA

37.2332, -80.0086

3971 Brambleton Avenue, Southwest | Roanoke, VA 24018



Center Size: 144,942 SF



Demographics	1 Mile	3 Mile	5 Mile
	8,305	52,482	112,675
	3,656	23,490	49,606
	\$78,222	\$93,655	\$83,598

Anchored by a 59K Sq Ft Kroger

Surrounded by an affluent population with an average household income of \$112K+, plus 49% with college education within a 3-mile radius

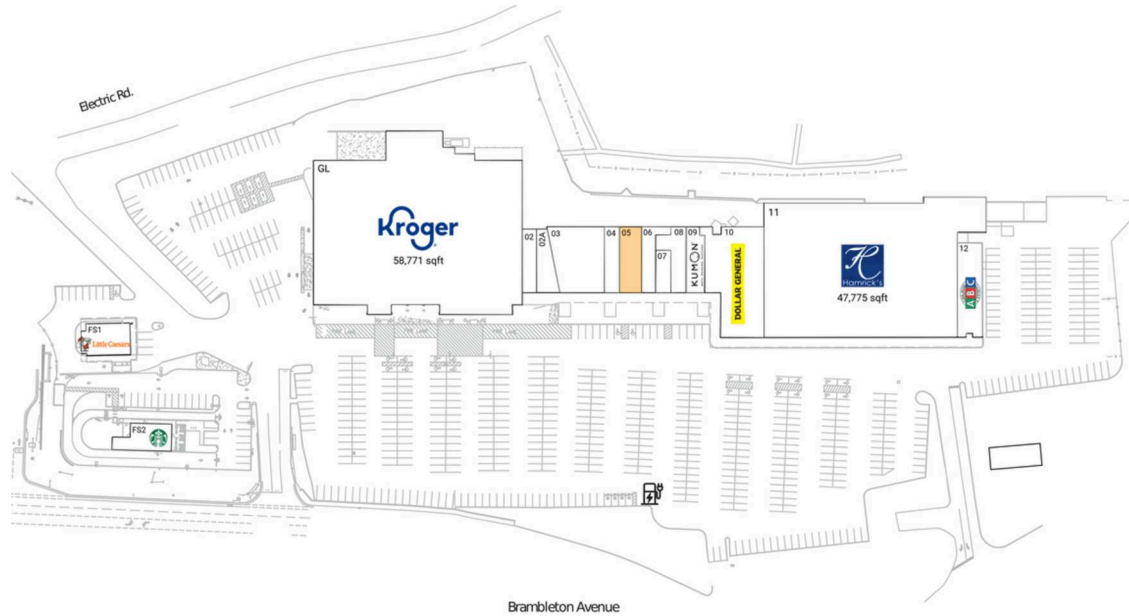
High daytime population of 59K+ within 3 miles

Visibility from highly trafficked Electric Rd with 28K+ vehicles daily (Kalibrate 2022)

Cave Spring Corners

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Available Space

05 2,554 SF

Current Retailers

FS1	Little Caesars Pizza	2,500 SF
FS2	Starbucks	2,130 SF
GL	Kroger	58,771 SF
02	Nails & Spa Center	1,600 SF
02A	Teppan Express	1,786 SF
03	Banner's Hallmark	5,909 SF
04	Capriotti's	1,748 SF
06	Dragon China	1,920 SF
07	Cost Cutters	1,120 SF
08	Tobacco Land & Vape	2,178 SF
09	Kumon	2,055 SF
10	Dollar General	9,950 SF
11	Hamrick's	47,775 SF
12	ABC Liquor	4,200 SF

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