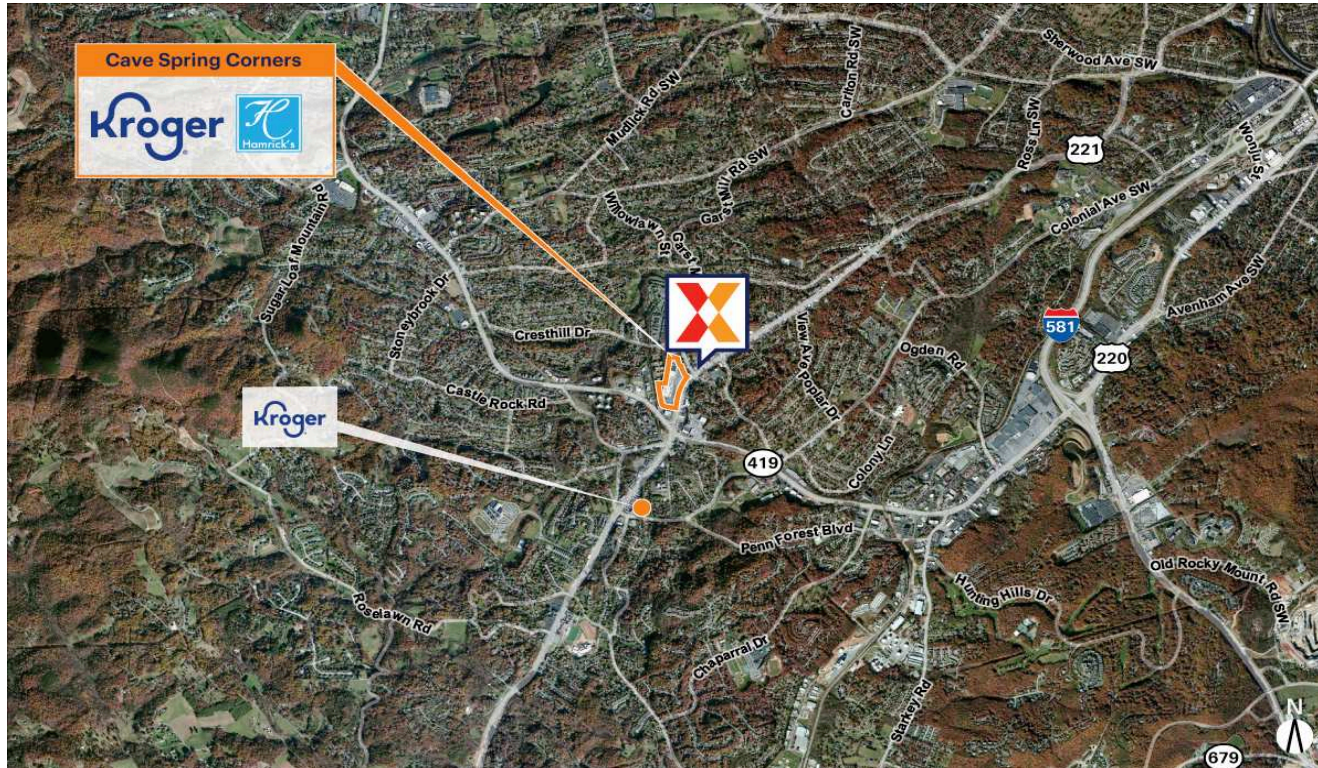


Cave Spring Corners

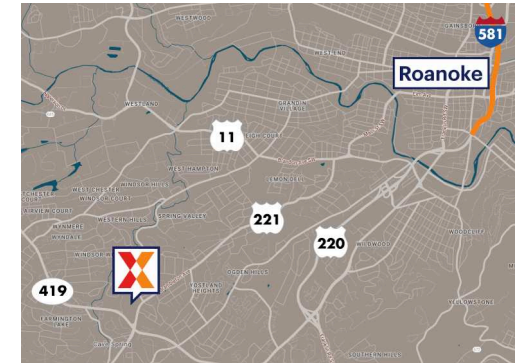
Roanoke, VA

37.2332, -80.0086

3971 Brambleton Avenue, Southwest | Roanoke, VA 24018



Center Size: 144,942 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|----------|-----------|----------|
| | 8,326 | 52,562 | 112,873 |
| | 3,664 | 23,524 | 49,707 |
| | \$88,816 | \$112,476 | \$97,730 |

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

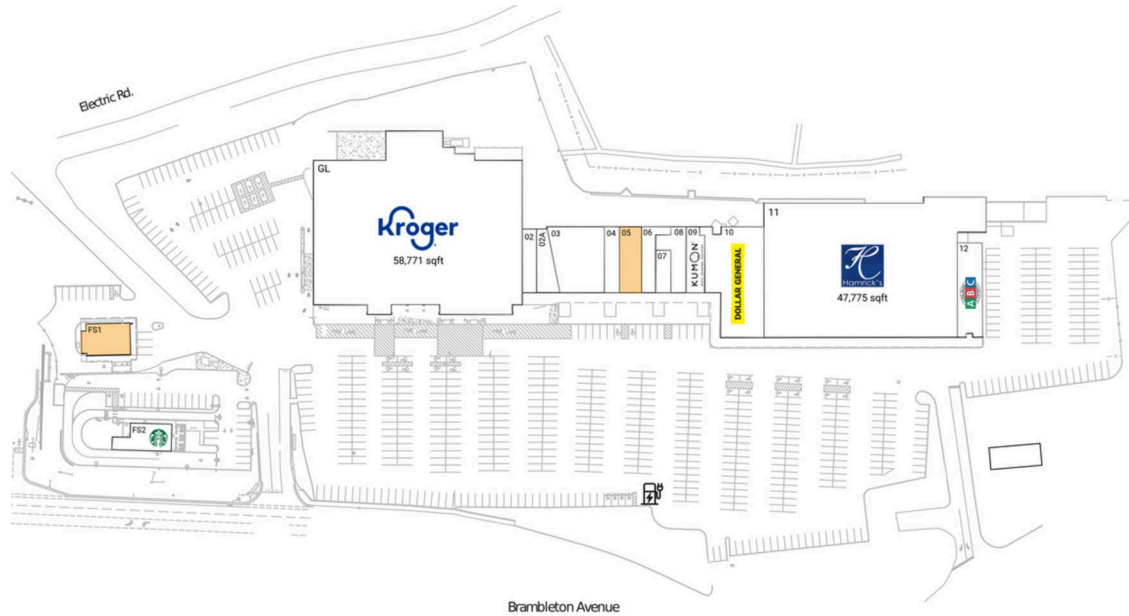
High daytime population of 59K+ within 3 miles

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

Cave Spring Corners

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Available Space

| | |
|-----|----------|
| FS1 | 2,500 SF |
| 05 | 2,554 SF |

Current Retailers

| | | |
|-----|---------------------|-----------|
| 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 |

Garst Mill Rd

Brambleton Avenue



1704