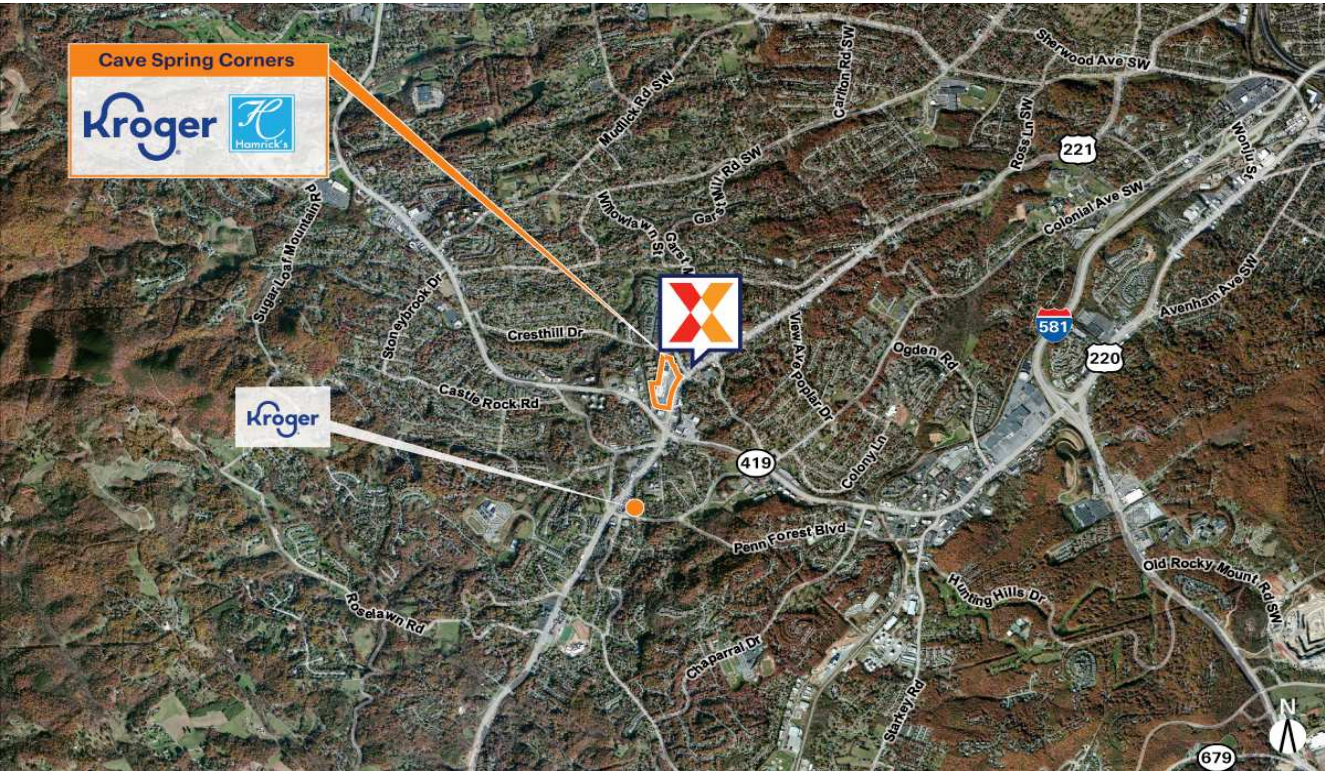


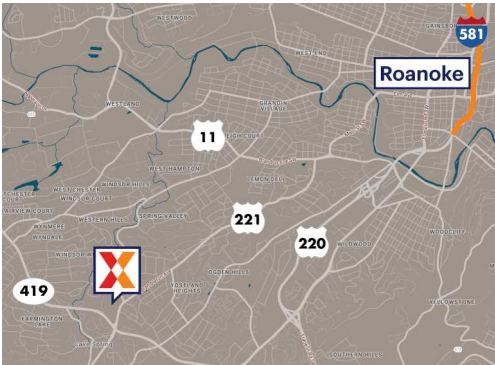
Cave Spring Corners

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

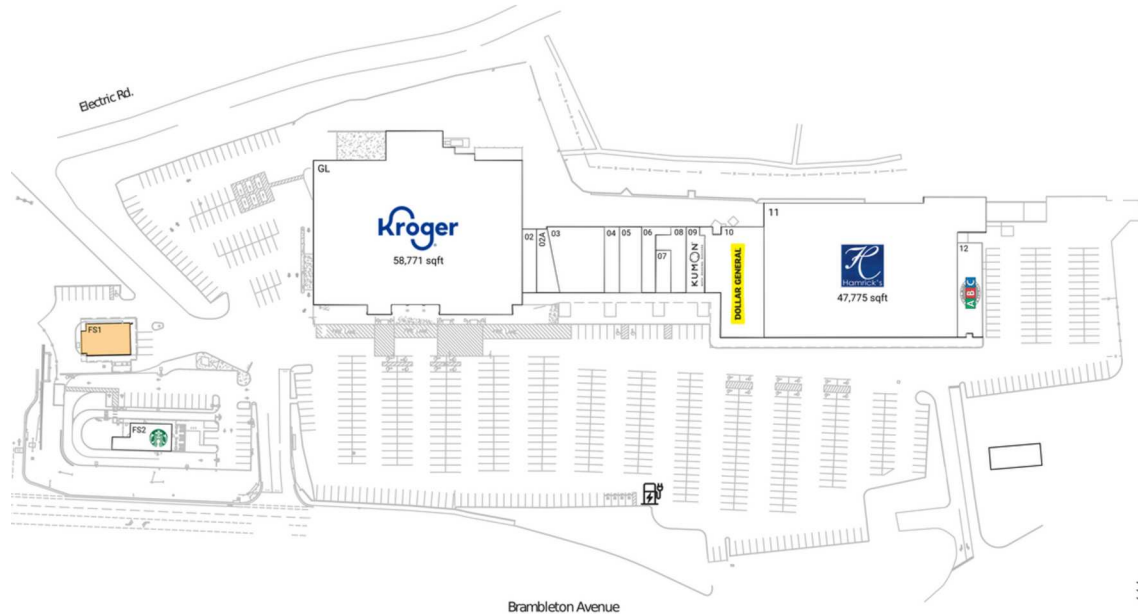
High daytime population of 59K+ within 3 miles

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

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Available Space

FS1 2,500 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
05	Local Infusion	2,554 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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