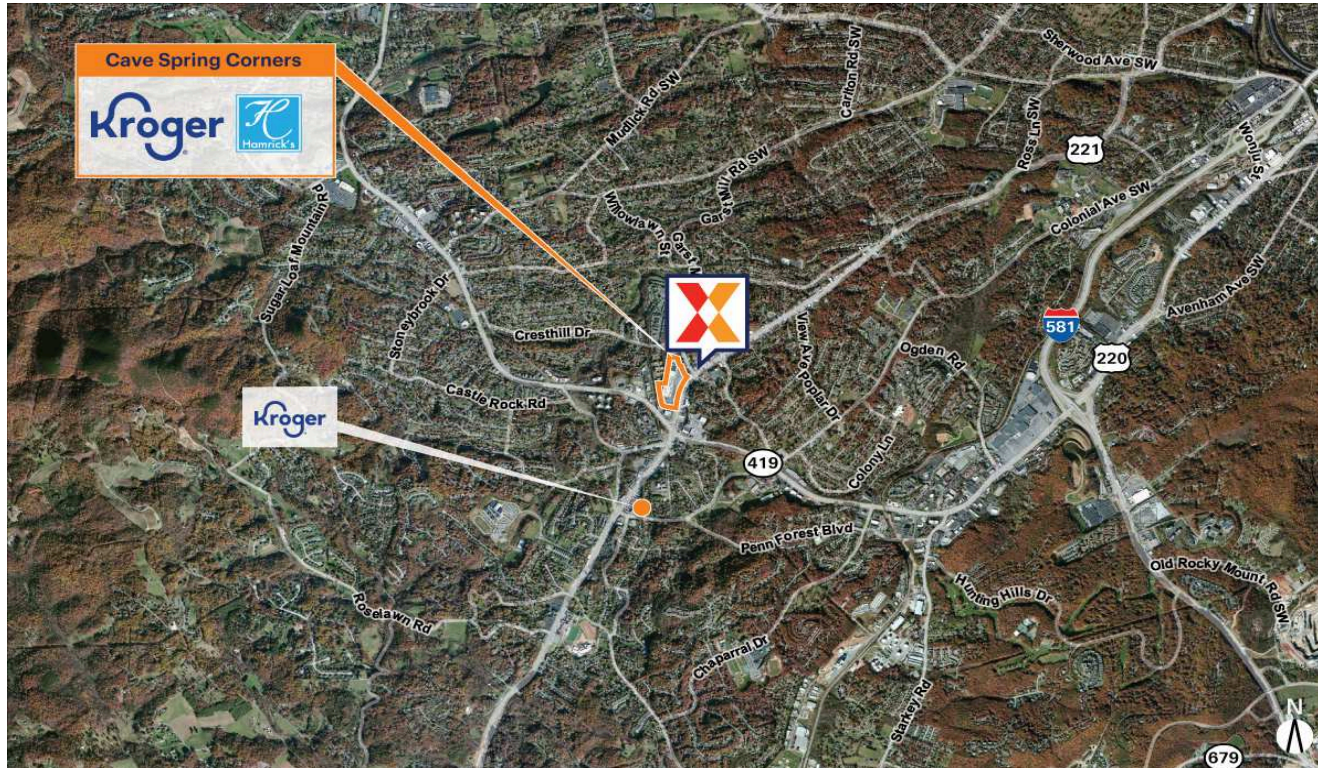


Cave Spring Corners

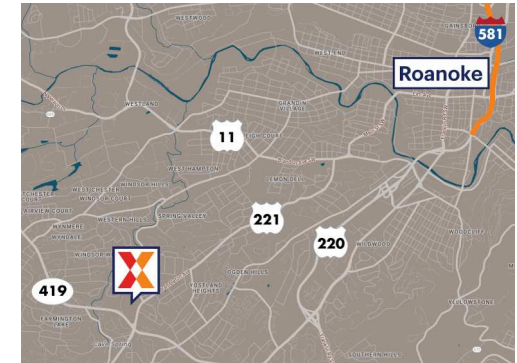
Roanoke, VA

37.2333, -80.0085

3971 Brambleton Avenue, Southwest | Roanoke, VA 24018



Center Size: 147,133 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|----------|----------|----------|
| | 8,507 | 51,223 | 112,350 |
| | 3,795 | 23,400 | 49,343 |
| | \$70,797 | \$83,522 | \$72,501 |

Surrounded by the affluent community of Southwest County with an average household income of \$83,000+ within 3 miles

Highly trafficked center with the newly expanded Kroger drawing an average of 24,000+ customers/week

Visibility from the heavily trafficked Electric Rd

Cave Spring Corners

Roanoke, VA

37.2333, -80.0085

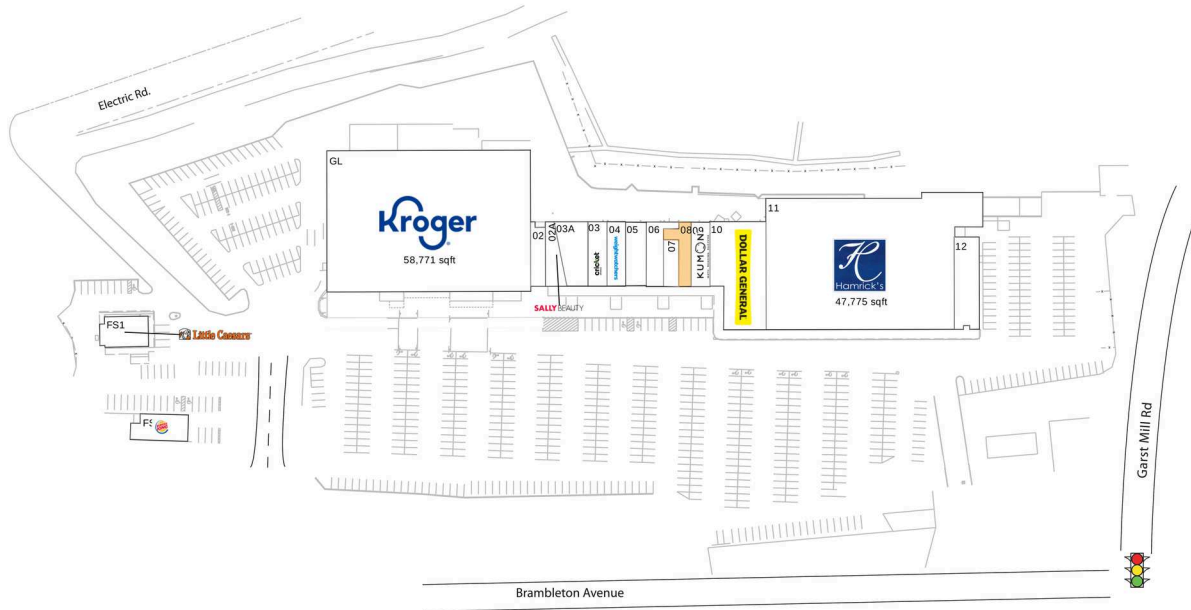
3971 Brambleton Avenue, Southwest | Roanoke, VA 24018

Available Space

08 2,178 SF

Current Retailers

| | | |
|-----|----------------------|-----------|
| FS1 | Little Caesars Pizza | 2,500 SF |
| FS2 | Burger King | 4,321 SF |
| GL | Kroger | 58,771 SF |
| 02 | Nails & Spa Center | 1,600 SF |
| 02A | Sally Beauty Supply | 1,786 SF |
| 03 | Cricket | 2,123 SF |
| 03A | Alpha Graphics | 3,786 SF |
| 04 | Weight Watchers | 1,748 SF |
| 05 | Palm Beach Tan | 2,554 SF |
| 06 | Dragon China | 1,920 SF |
| 07 | Cost Cutters | 1,120 SF |
| 09 | Kumon | 2,055 SF |
| 10 | Dollar General | 9,950 SF |
| 11 | Hamrick's | 47,775 SF |
| 12 | ABC Liquor | 4,200 SF |



1704