



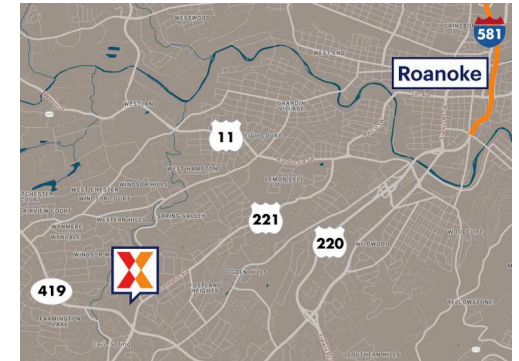
Roanoke, VA

CAVE SPRING CORNERS

37.233229, -80.008594
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

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AVAILABLE SPACE

05	2,554 SF
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
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



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