



# Tanglewood Mall Roanoke, Virginia





# Tanglewood Mall - Overview

- Located at what is known as the gateway of Roanoke County and the Electric Road corridor, the Property sits at the regions prime intersection of 1-581/Route 220 and Electric Road/Route 419 which has traffic counts of over 97,000 vehicles per day.
- Strong demographics with a population of 313,221 with an average household income of \$67,162 in the trade area. The 3 mile average household income of \$76,309 is 14% higher than the MSA average.
- The Roanoke MSA is home to nearly 350,000 residents and is the largest municipality in Southwest Virginia as well as the cultural and commercial hub of the surrounding region.
- The Southwest Roanoke submarket is the largest retail submarket in the region with over 7.6 million square feet and a vacancy rate of 8.1%



# Tanglewood Mall - Overview

- Highlights:

- GLA: 797,524 SF
- Land Area: 58 Acres
- Key Tenants: Belk, JCPenney, Stein Mart, TJ Maxx, AMC, A.C. Moore, Staples, Kroger, Barnes & Noble, Bath & Body Works, Wells Fargo, Payless, Applebee's, Five Guys, K&W Cafeterias, KAY Jewelers

- Demographics: (5 Miles)

- Population: 110,472
- Households: 52,273
- Avg. HHI Income: \$66,293,309
- Traffic Counts:
  - Electric Road - 46,000 +/- VPD
  - Franklin Road – 51,000 +/- VPD



# Roanoke, Virginia - Overview

- According to a 2013 report from the Bureau of Economic Analysis, the Roanoke region was the second fastest and second most diverse economy in the state of Virginia, and ranked in the top quarter of all U.S. metros in economic growth, ahead of Asheville, Chattanooga, Greenville, and Raleigh.
- Major Employers:
  - Lewis Gale Regional Health System (HCA)
  - Carilion Memorial Hospital
  - Norfolk Southern
  - Wells Fargo
  - Allstate
  - Yokohama
  - Kroger Operations



# Roanoke, Virginia – Overview Cont.

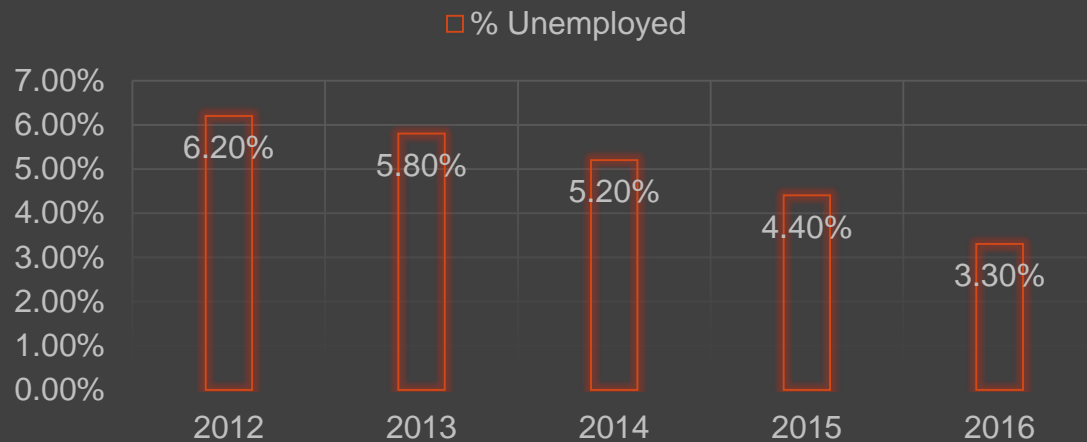
## Roanoke Employment Stats

Population	319,000
Civilian Workforce	159,000
Labor Participation Rate	62.3%
National Avg. Labor Participation Rate	62.6%
Private Unionization Rate	5.6%
National Avg. Private Unionization Rate	6.7%

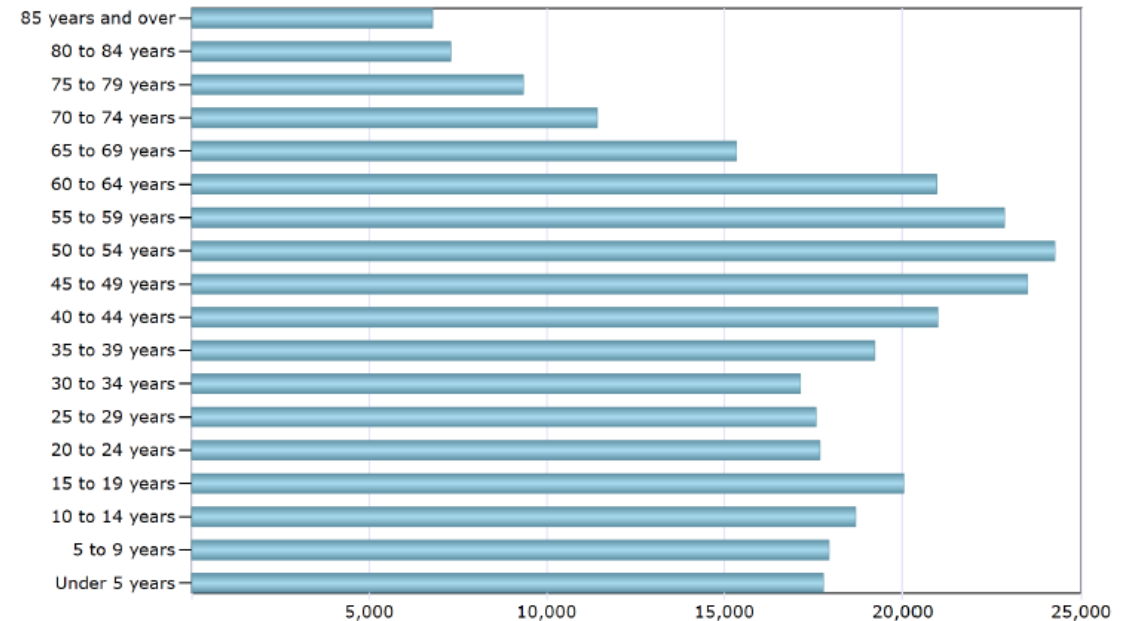
## Top Employment Sectors

Health Care	15.1%
Total Government	12.9%
Retail Trade	12.0%
Manufacturing	10.3%
Accommodation & Food	8.5%

## Roanoke Unemployment Rate

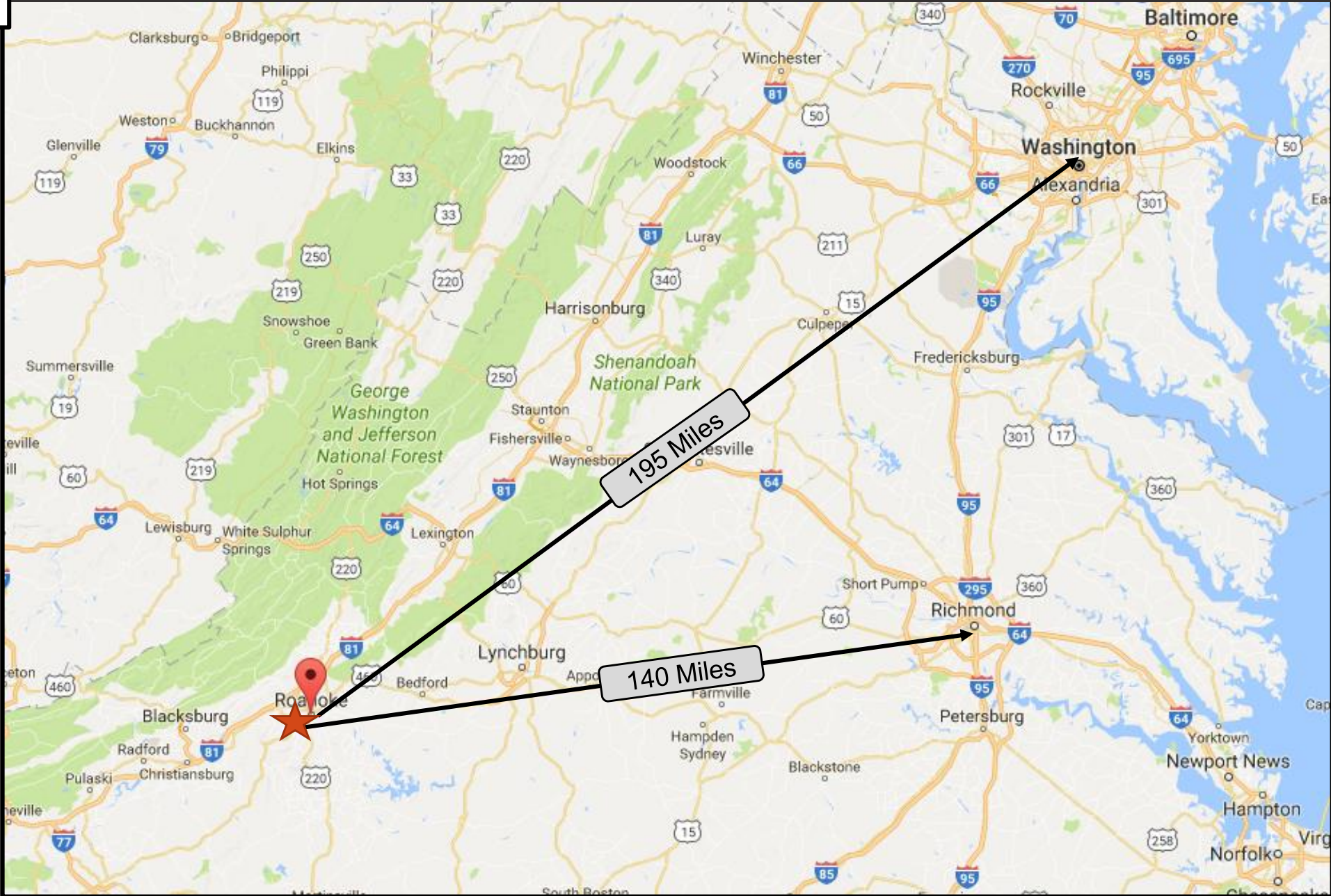


## Population by Age



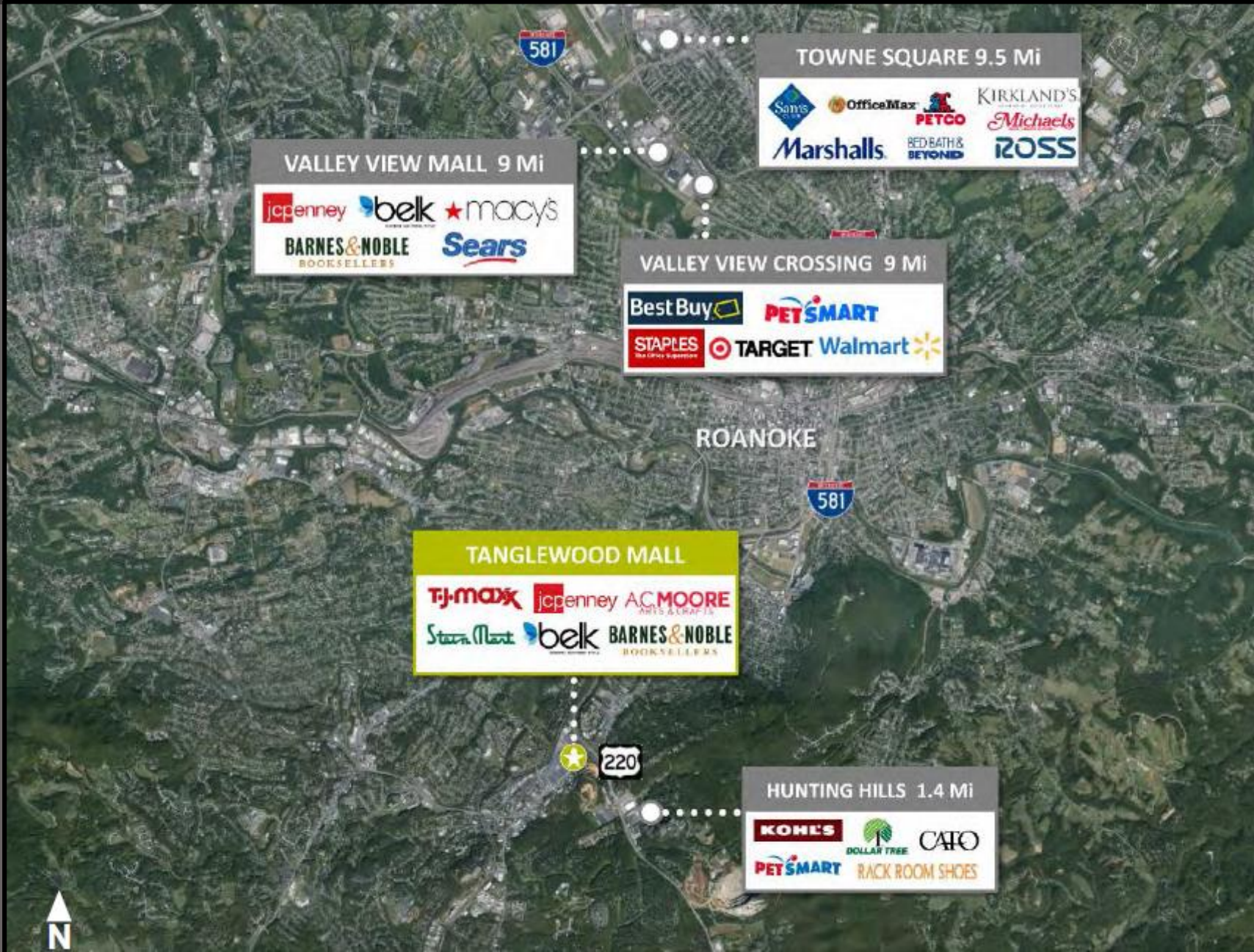


# Regional Location





# Competition Map





# Contact Information

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