

KEAGY VILLAGE

5044 Keagy Road, Roanoke, VA



JOHNSON | KELLEY
COMMERCIAL REAL ESTATE

Prominent restaurant end-cap with outdoor seating available

On prime retail corridor of Electric Road (26,000 VPD) / Route 419

Strong daytime population

Signalized intersection of Electric and Keagy Road

Close proximity to large area employers and daytime traffic generators

Near regional Lewis Gale Medical Center



Retail / Office Space For Lease • Prime End-Cap Restaurant Space With Patio • Second Generation Office Space

LET'S CONNECT

Jessica Johnson Kelley, CCIM
jessica@johnsonkelleycre.com
540.986.5248
www.johnsonkelleycre.com

Brandi N. Robertson
brandi@johnsonkelleycre.com
540.797.3356
www.johnsonkelleycre.com

JOIN AREA RETAILERS



*Starbucks is across Electric Rd



STREET LEVEL

FUTURE RESIDENTIAL DEVELOPMENT 2026

AVAILABLE

5010 KEAGY BLDG E

204

5028 KEAGY BLDG F

204 206 208 200

5036 KEAGY BLDG G

204 212

5044 KEAGY BLDG H

100

5010 BLDG. E STREET LEVEL
E204 1,986 SF

5028 BLDG. F STREET LEVEL
F204 1,250 SF
F206 1,250 SF
F208 800 SF
(2nd Gen Retail Space)

5036 BLDG. G STREET LEVEL
G200 800 SF
G204 1,487 SF
G212 5,299 SF

5044 BLDG. H STREET LEVEL
H100 4,150 SF

KEAGY ROAD



ANCHOR LEVEL

FUTURE RESIDENTIAL DEVELOPMENT 2026

AVAILABLE

5010 KEAGY BLDG E

100

5028 KEAGY BLDG F

100 102 104 106 108

5036 KEAGY BLDG G

104 106

5044 KEAGY BLDG H

100

5010 BLDG. E ANCHOR LEVEL
E100 3,469 SF

5028 BLDG. F ANCHOR LEVEL
F100 955 SF
F102 1,316 SF
F104 1,250 SF
F106 1,250 SF
F108 800 SF

5036 BLDG. G ANCHOR LEVEL
G104 1,704 SF
G106 1,245 SF

KEAGY ROAD





**FUTURE RESIDENTIAL DEVELOPMENT
2023**

Sams Club **BJ's** **Lowe's** **petco** **Party City**
Marshall's **ASHLEY** **Kirkland's Home** **ROSS** **ALDI**
Kroger **COSMOPROF** **Krispy Kreme** **Advance! Auto Parts**
CITITRENDS **tropical CAFE**
sweetFROG **cicis** **POPEYES** **McDonald's** **golden corral** **COOK OUT**

Bojangles

VALLEY VIEW MALL TRADE AREA

belk **ULTA** **macy's**
BEST BUY **TARGET** **PET SMART** **ZALES**
RECALL **HIBBET SPORTS** **BARNES & NOBLE** **CRAB DU JOUR** **BACK ROOM SHOES**
JCPenney **Cheddar's** **Foot Locker**
LONGHORN **FINISH LINE** **H.M**
IHOP **BUFFALO WILD WINGS** **PAC SUN**
Logan's ROADHOUSE **verizon** **KAY** **Lids** **Chick-fil-A**

Walmart
Lowe's **Applebees**

THE HOME DEPOT **BIG LOTS** **SPORTSMANS**
schewels home **ZAXBY'S** **Hardee's**

HARBOR FRESH

BONSACK SQUARE

Kroger **Dal's**
Firestone

KEAGY VILLAGE

pure barre
DUNKIN' **FAMOUS TOASTERY**
Orangetheory

SOUTHWEST PLAZA

FOOD LION **Jockey Milk**
ICHIBAN
Great Clips
The UPS Store

TANGLEWOOD MALL

AMC THEATRES **FOOD LION** **belk** **Kroger**
Burlington **TJ-maxx** **Michaels**
Staples **HomeGoods**
BUFFALO WILD WINGS **FIVE GUYS** **Panera**
BLAZE PIZZA **Firestone**

IVY RIDGE

Planet Fitness **Denny's**
Waffle House **Sheetz**

OAK GROVE PLAZA

McDonald's **DOLLAR TREE**
T Mobile

Walmart

LAKESIDE PLAZA

Kroger **goodwill** **Vinton BOWLING CENTER**
KFC **Starbucks** **McDonald's** **LONG JOHN SILVER'S**
TRACTOR SUPPLY CO. **DOLLAR TREE** **DUNKIN'**

IVY MARKETPLACE

EARTH FARE **FIRST WATCH** **PIZZA HUT**
CORE LIFE **tazikis**

ACE Hardware **Kroger** **goodwill** **Arbys**
Advance! Auto Parts **O'Reilly AUTO PARTS** **Lackey's** **TACO BELL**
Walgreens **DOLLAR GENERAL**

Kroger
CVS pharmacy **Bojangles**

Lowe's

HUNTING HILL AREA RETAILERS

THE HOME DEPOT **BIG LOTS** **OUTBACK STEAKHOUSE**
goodwill **KOHL'S**
Chick-fil-A **Bojangles** **Starbucks**



DEMOGRAPHIC & LOCATION OVERVIEW

5044 Keagy Road, Roanoke, VA



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	4,589	45,046	115,660
Average Household Size	2.13	2.27	2.25
Median Age	54.2	44.2	42.2
Average Household Income	\$137,626	\$99,883	\$98,219

AVERAGE HOUSEHOLD INCOME IS PROJECTED TO INCREASE BY NEARLY 16% OVER THE NEXT FIVE YEARS — A STRONG INDICATOR OF SUSTAINED ECONOMIC GROWTH IN THE AREA.



23,292
2-mi radius
daytime workers



18,773
2-mi radius
population



\$137,626
1 mile average
HH income



26,000
vehicles
per day



115,660
5 mile
population

Located in southwest Roanoke, the Keagy Road area is a well-established retail and dining destination, primarily serving an affluent residential population. With strong household incomes and convenient access to major roadways, the area supports a high volume of consumer activity, making it an attractive location for retailers.