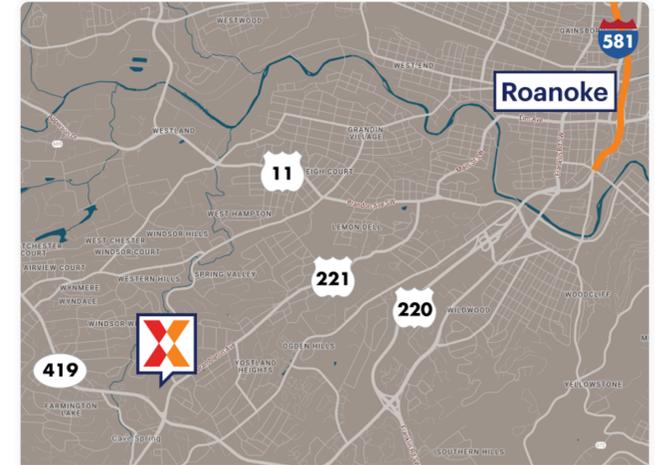
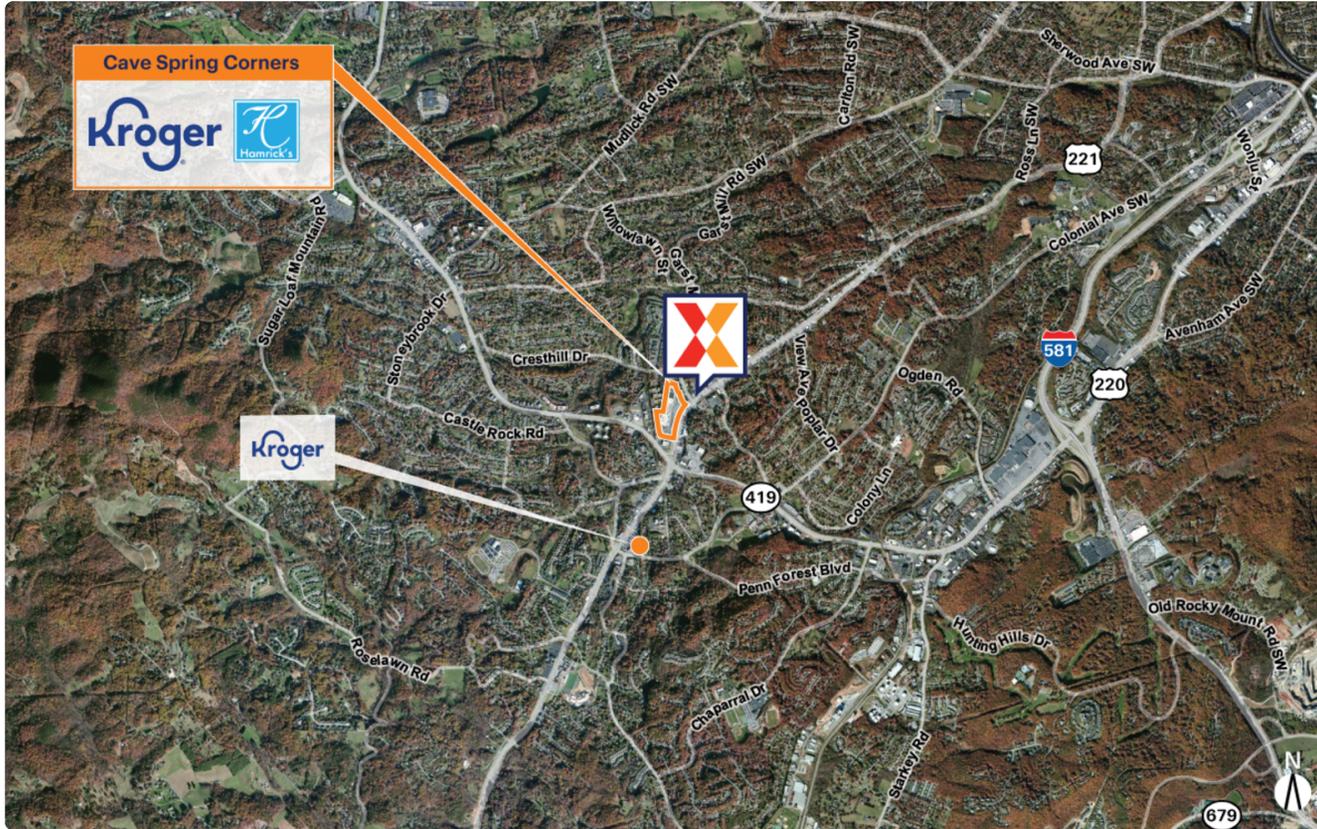


Cave Spring Corners

3971 Brambleton Avenue, Southwest | Roanoke, VA 24018

Roanoke County | Roanoke, VA | 144,942 Sq Ft

37.2335, -80.0086



Demographics	1 Mile	3 Miles	5 Miles
Population	8,434	52,437	112,875
Daytime Pop.	8,644	62,757	152,528
Households	3,717	23,456	49,687
Income	\$95,829	\$122,246	\$107,003

Source: Synergos Technologies, Inc. 2024

Anchored by a 59K Sq Ft Kroger and a Hamrick's department store

Surrounded by a well-educated population with 50% college education within a 3-mile radius

High daytime population of 63K+ within 3 miles

Visibility from highly trafficked Electric Rd with 28K+ vehicles daily (Kalibrate 2025)

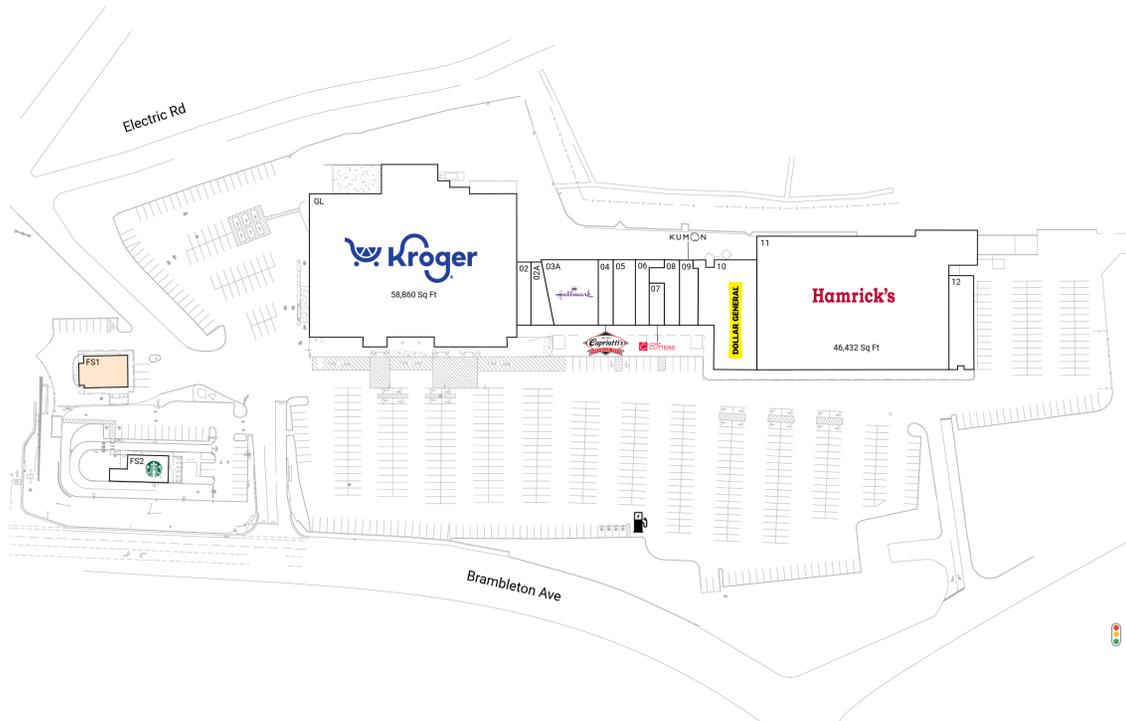


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Available Spaces

FS1 2,500 Sq Ft 360°

Current Tenants

Space size listed in square feet

02	Nails & Spa Center	1,600
02A	Teppan Express	1,786
03A	Hallmark Cards	5,909
04	Capriotti's Sandwich Shop	1,748
05	Local Infusion	2,554
06	Dragon China	1,920
07	Cost Cutters	1,120
08	Tobacco Land & Vape	2,178
09	Kumon Institute of Education	2,055
10	Dollar General	9,950
11	Hamrick's	46,432
12	ABC Fine Wine & Spirits	4,200
FS2	Starbucks	2,130
GL	Kroger	58,860

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.
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