

RIDGEWOOD FARMS SHOPPING CENTER

1935 Electric Road - Roanoke (Salem), VA 24153



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

Ridgewood Farms Shopping Center is a 73,000 Square Foot Kroger Retail Center in Roanoke (Salem), VA

PROPERTY HIGHLIGHTS

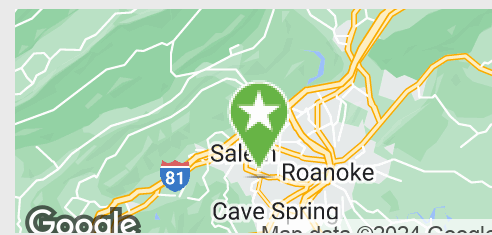
- 9,750 Square Foot Junior Box, and 1,400 Square Foot Inline Available
- Kroger is a High-Sales Volume Store that Recently Renovated, Showing Long-Term Commitment to the Center
- Located at Signalized Intersection along Electric Road with Access to I-581/Route 220 and I-81
- Across the Street from a Major Employer in the Area--LewisGale Medical Center

DEMOGRAPHICS

	3 MILES	5 MILES
Total Population	53,812	124,449
Average HH Income	\$99,327	\$102,222
Businesses	2,589	6,357
Employees	26,422	63,394

TRAFFIC COUNTS

Electric Road	30,286
Lee Highway	20,609



MIDLAND ATLANTIC PROPERTIES

Cincinnati Office
8044 Montgomery Rd, Suite 370
Cincinnati, OH 45236

MIDLANDATLANTIC.COM

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DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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SUITE	TENANT	S. F.
01	Papa's Pizza	2,200
05	Workout Anytime	6,140
10	Lucas Therapies	1,560
15	Verizon	1,100
20	Kroger	37,232
25	AVAILABLE	9,750
30	Elwood Staffing	1,400
35	Beltone Hearing Aid Service	1,400
40	Salon Blush	1,400
45	Bang's Nails	1,400
50	AVAILABLE	1,400
55	Subway	1,400
60	Kembel Tax Service	2,100
65	Salem Szechuan	3,749
70	Angel Brows	336
75	Jewelry & Rugs	406
FUEL	Kroger Fuel Center	-



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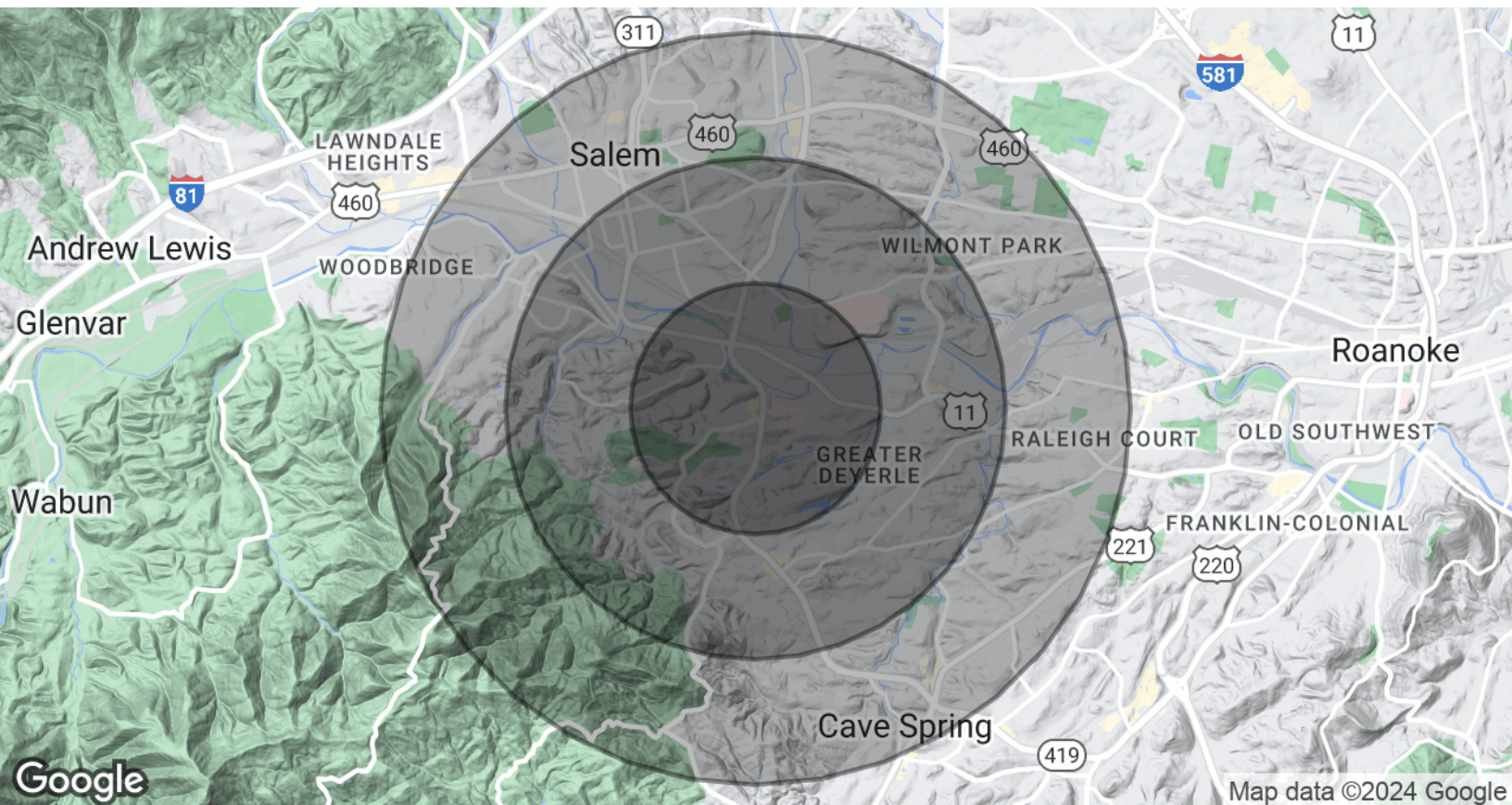


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POPULATION & HOUSING

	1 MILE	3 MILES	5 MILES
Total Population	4,203	53,812	124,449
Projected Annual Growth (2023-2028)	0.3%	0.2%	0.2%
Total Households	1,994	23,172	53,869
Median Home Value	\$264,564	\$232,865	\$242,998

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILES
Average HH income	\$123,680	\$99,327	\$102,222
Daytime Population (16+ years)	5,476	42,254	100,142
Total Businesses	267	2,589	6,357
Total Employees	4,020	26,422	63,394

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