

# TOWERS SHOPPING CENTER

ROANOKE, VA

870 - 14,812 SF SPACES & PAD SITES AVAILABLE

RAPPAPORT  
CULTIVATING PLACES







# TOWERS SHOPPING CENTER

ROANOKE, VA

- | Second most visited "open air" shopping center within the surrounding Roanoke market.
- | 290,283 SF regional shopping center anchored by two grocers: Kroger and Fresh Market
- | Trade area includes: Roanoke Valley, Salem, Vinton, Bedford, Blacksburg, Christiansburg and parts of Lynchburg
- | More than 229,000 people live within 10 miles of Towers
- | Towers is in close proximity to Virginia Western Community College (12,601 enrolled students) and Carilion Roanoke Memorial Hospital (703 beds with EMR)

## DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	13,024	113,766	272,153
 DAYTIME POPULATION	11,795	147,506	305,501
 HOUSEHOLD INCOME	\$187,196	\$160,582	\$164,508
 TRAFFIC COUNTS	23,000 on Brandon Avenue		

## CO-TENANTS



DOWNTOWN  
ROANOKE

TOWERS SHOPPING CENTER  
ROANOKE, VA



TOWERS SHOPPING CENTER



BRANDON AVENUE SW 23,000 VPD

HWY 581

CAMBRIA  
hotels & suites



COLONIAL AVE

HWY 581

RIVERS EDGE  
SPORTS COMPLEX



**CARILION  
HOSPITAL CAMPUS**  
1,086 Beds  
12,100 Employees



SOUTH ROANOKE  
NEIGHBORHOOD

**SITE PLAN: UPPER LEVEL**  
**TOWERS SHOPPING CENTER | ROANOKE, VA**  
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## TENANT LIST

### TOWERS SHOPPING CENTER | ROANOKE, VA

#	SQ. FT	MERCHANT
101	4,311	Available
102	4,500	Mission BBQ
103	2,377	Buff City Soap
104	5,060	FedEx Office
105	4,321	Uniform Country
106	2,658	Freedom First Credit Union
107	1,856	Charles Schwab
108	28,838	The Fresh Market
109	3,855	The Good Feet Store
110B	1,340	Gone CoCo
113	2,515	Wildflour Cafe & Catering
114	1,881	A Little Bit Hippy
114A	1,962	The Studio School

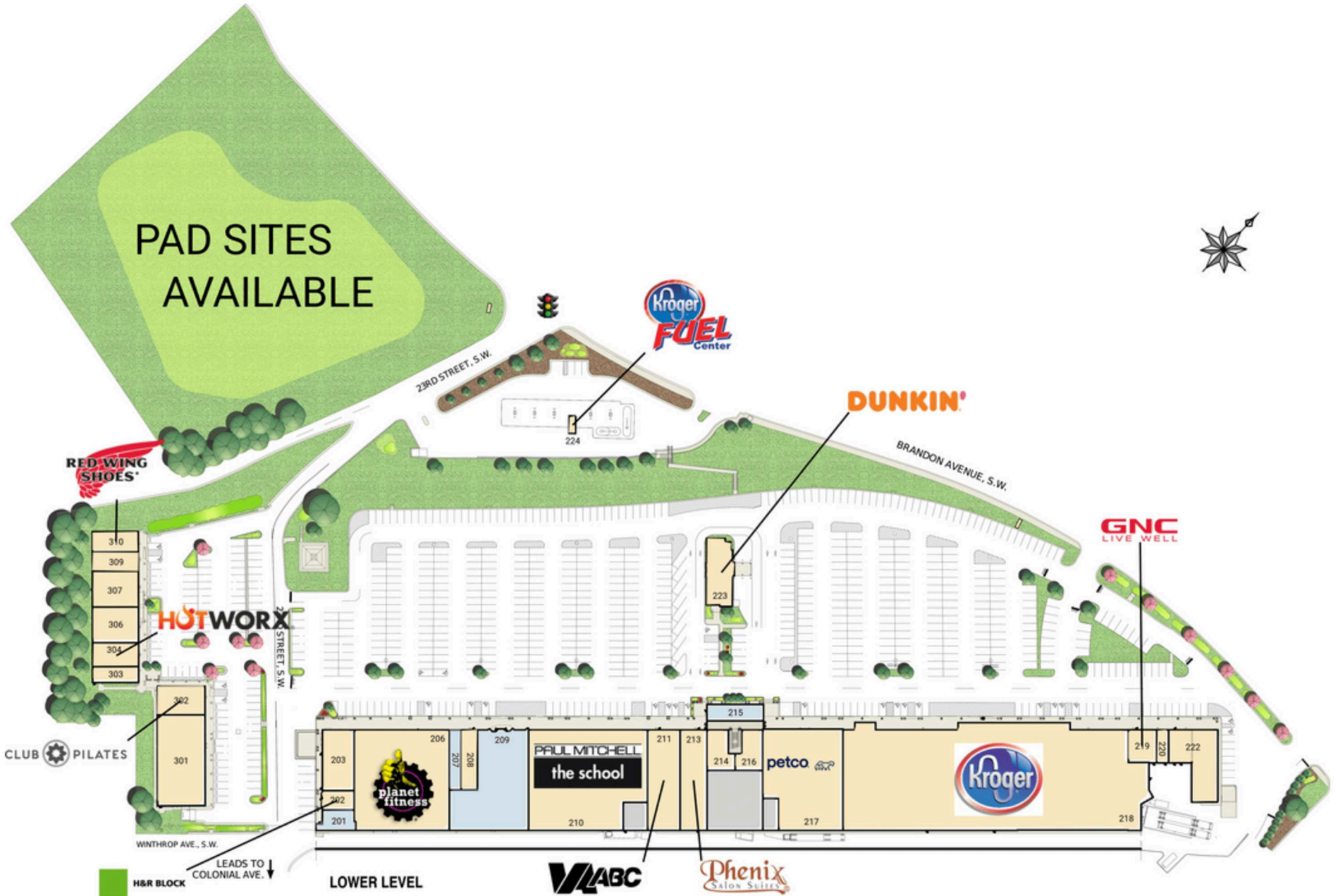
#	SQ. FT	MERCHANT
116	2,352	Randstad
119	725	Management Office
120	981	eTMS
121	782	Code One CPR Training
123	735	Available
123A	749	Code One Office
128	1,484	Christy's Apparel & Accessories
129	1,410	Supercuts
130	3,582	Bubblecake
132	4,879	McAlister's Deli
133	9,381	Anyday Outfitters
134	22,832	JOANN Fabrics and Crafts

#	SQ. FT	MERCHANT
136	4,342	Massage Envy
137	1,875	Hibachi Express
138	2,533	Pivot Physical Therapy
139	2,817	Cava
140	1,884	Jewelry Connection
141	2,460	Firehouse Subs
142A	1,968	Wireless Zone
142B	1,354	Spoons Frozen Yogurt
142C	1,640	T-Mobile
142D	2,460	Chipotle
143	600	Wells Fargo
144	60	Freedom First Credit Union

# SITE PLAN: LOWER LEVEL

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## TENANT LIST

### TOWERS SHOPPING CENTER | ROANOKE, VA

#	SQ. FT	MERCHANT
201	936	Available
202	920	H&R Block
203	3,131	Pancho Mexican Restaurant
206	14,989	Planet Fitness
207	1,125	Available
208	1,500	Carolina Connection
209	14,812	Available
210	9,947	Paul Mitchell the School
211	5,396	VA ABC

#	SQ. FT	MERCHANT
213	6,388	Phenix Salon Suites
214	1,134	Roanoke Coin Exchange
215	1,474	Available
216	1,155	Cartee Blow Dry & Salon
217	12,065	Petco
218	48,714	Kroger
219	1,440	GNC
220	600	Kroger Clicks
222	2,900	Doctors Express

#	SQ. FT	MERCHANT
223	2,686	Dunkin' Donuts
224	2,000	Kroger Fuel Station
301	7,200	Present Thyme
302	1,874	Club Pilates
303	1,118	Lovely Nails
304	1,739	HOTWORX
306	2,610	Salon Centric
307	2,611	Quest Diagnostics
309	1,399	Great Wall
310	1,500	Red Wing Shoes



**TOWERS SHOPPING CENTER | BRANDON AVENUE SOUTHWEST, ROANOKE, VA**

**Will Collins | [wcollins@rappaportco.com](mailto:wcollins@rappaportco.com) | 571.382.1225**

**[rappaportco.com](http://rappaportco.com)**