

TOWERS SHOPPING CENTER

ROANOKE, VA

936 - 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	9,087	69,361	144,403
 DAYTIME POPULATION	9,507	48,819	79,235
 HOUSEHOLD INCOME	\$105,950	\$87,243	\$84,738
 TRAFFIC COUNTS	19,300 on Brandon Avenue		

CO-TENANTS



TOWERS SHOPPING CENTER
ROANOKE, VA



TOWERS SHOPPING CENTER



**DOWNTOWN
ROANOKE**

BRANDON AVENUE SW 23,000 VPD

HWY 581

CAMBRIA
Hotels & Suites



COLONIAL AVE

HWY 581

RIVERS EDGE
SPORTS COMPLEX

FRANKLIN ROAD SW



Walgreens



**LONG JOHN
SILVER'S**

**SOUTH ROANOKE
NEIGHBORHOOD**

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

SITE PLAN: UPPER LEVEL

TOWERS SHOPPING CENTER | ROANOKE, VA

936 - 14,812 SF SPACES & PAD SITES AVAILABLE



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	Yomama Kid's Yoga
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

TOWERS SHOPPING CENTER | ROANOKE, VA

PAD SITES AVAILABLE



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	16,114	Planet Fitness
-----	--------	----------------

208	1,500	Carolina Connection
-----	-------	---------------------

209	14,812	Available
-----	--------	-----------

210	9,947	Paul Mitchell the School
-----	-------	--------------------------

211	5,396	VA ABC
-----	-------	--------

213	6,388	Phenix Salon Suites
-----	-------	---------------------

#	SQ. FT	MERCHANT
---	--------	----------

214	1,134	Roanoke Coin Exchange
-----	-------	-----------------------

215	1,474	Refillery
-----	-------	-----------

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
-----	-------	-----------------

223	2,686	Dunkin'
-----	-------	---------

#	SQ. FT	MERCHANT
---	--------	----------

224	2,000	Kroger Fuel Center
-----	-------	--------------------

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 | 2207 COLONIAL AVE SW, ROANOKE, VA

Will Collins | wcollins@rappaportco.com | 571.382.1225

rappaportco.com