



# Towers Shopping Center

Roanoke, VA

936 - 14,812 SF Available





# Roanoke

Virginia

- 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
- More than 236,000 people live within 10 miles of Towers



## 2026 Demographics

|                    | 1 mi.                    | 3 mi.    | 5 mi.    |
|--------------------|--------------------------|----------|----------|
| 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 |          |          |

## Area Retailers





# The Area

- Trade area includes: Roanoke Valley, Salem, Vinton, Bedford, Blacksburg, Christiansburg and parts of Lynchburg
- Towers is in close proximity to Virginia Western Community College (5,860 enrolled students) and Carilion Roanoke Memorial Hospital (703 beds with EMR)





# Site Plan: Upper Level

936 - 14,812 SF Available

● Space Available



# Tenant List

| Space # | Sq. Ft. | Tenant                     |
|---------|---------|----------------------------|
| 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          |

| Space # | Sq. Ft. | Tenant                          |
|---------|---------|---------------------------------|
| 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  | Available                       |
| 136     | 4,342   | Massage Envy                    |

| Space # | Sq. Ft. | Tenant                     |
|---------|---------|----------------------------|
| 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

936 - 14,812 SF Available

● Space Available





# Tenant List

| Space # | Sq. Ft. | Tenant                    |
|---------|---------|---------------------------|
| 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   | Virginia ABC              |
| 213     | 6,388   | Phenix Salon Suites       |

| Space # | Sq. Ft. | Tenant                  |
|---------|---------|-------------------------|
| 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'                 |

| Space # | Sq. Ft. | Tenant             |
|---------|---------|--------------------|
| 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     |

**Discover your next retail opportunity at**  
**rappaportco.com**



**WASHINGTON, D.C. | MARYLAND | VIRGINIA**

**TOWERS SHOPPING CENTER | 2207 COLONIAL AVE SW, ROANOKE, VA**

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