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Downtown Short Pump Retail Space For Lease

FOR LEASE | Downtown Short Pump | 11600 W. Broad Street | Richmond, VA | 23233

FEATURES

- 125,861 SF Building Size
- Strongest retail submarket in the Richmond MSA
- Near Short Pump Towne Center, an enclosed mall with regional draw
- Great visibility from West Broad St
- Lease Rate: Negotiable
- Available SF: 3,866 SF
- Traffic Counts: 38,000 VPD on West Broad St & 11,000 VPD on Pouncey Tract Rd



Accelerating success.

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2019 Demographics



Total Population

1 Mile	3 Miles	5 Miles
8,665	72,470	144,688



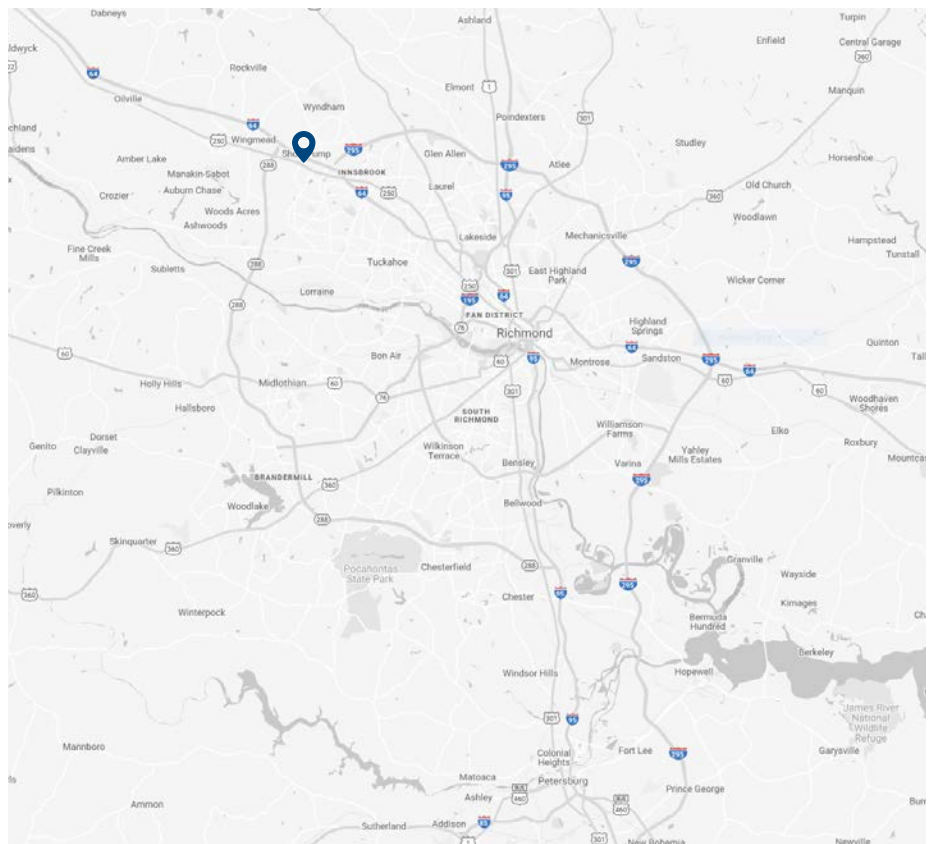
Average Household Income

1 Mile	3 Miles	5 Miles
\$120,072	\$120,458	\$106,731



Daytime Population

1 Mile	3 Miles	5 Miles
15,734	76,345	142,104



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1	BARNES & NOBLE	26,772
2	AVAILABLE	3,866
3	HAVANA CONNECTIONS	1,048
4	MATTRESS WAREHOUSE	6,110
6	POKE SUSHI BOWL	1,220
7	FRUIT FIXED	1,190
8A	TWO GUYS PIZZA	1,671
8B	HANGRY JOE'S HOT CHICKEN	2,145
9	INSURANCE DOCTOR	1,177
10	REGAL CINEMAS	55,534
11	NEW LADY NAILS	700
12	YAYA'S COOKBOOK	3,400
13	ELEPHANT THAI RESTAURANT	2,337
14	CITY ROW	2,270
15	WORLD OF BEER	6,802
16	CHINA WOK	1,500
16A	CUTZ FOR GUYS	1,341
17	TRINITY RENOVATIONS	4,911
24	MATHNASIUM OF RICHMOND	2,012
U-19	ARBY'S	6,422
U-20	BURGER KING	4,523
U-22	WALGREENS	12,144

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