



Colonnades West

FOR LEASE > RETAIL

10931-10973 W. Broad Street | Henrico, VA 23233

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COLLIERS INTERNATIONAL
7200 Glen Forest Drive | Suite 200
Richmond, VA 23226

STATISTICAL SNAPSHOT (3 MILE)



POPULATION
86,420



AVG. HH INCOME
\$120,921



DAYTIME POPULATION
53,738



TRAFFIC COUNTS
15,000 VPD (Cox Road)
38,000 VPD (W. Broad Street)

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Suites

AVAILABLE

Suite 921C > 1,862 RSF

Suite 953 > 2,500 RSF



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PROPERTY FEATURES >

- > 136,082 SF Power Center in the heart of Richmond's **STRONGEST COMMERCIAL CORRIDOR**
- > Located across from Innsbrook Office Park with **OVER 19,000 DAYTIME EMPLOYEES**
- > Fully signalized intersection at Cox Road and W. Broad Street with 3 points of ingress and egress
- > Great visibility and signage on West Broad and Cox Road
- > Easy access to Interstate 64 and 295

JOIN THESE NATIONAL CHAINS > **Marshalls** **ROSS**
DRESS FOR LESS



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Accelerating success.



SUITE	SF	TENANT NAME
900	7,205	Suite to Suite
901	10,125	CVS
911	5,120	Men's Warehouse
921A	2,088	Ruby Nails
921B	1,278	Eye Level
921C	1,862	VACANT
921	2,040	Stemtree
921D	1,540	Supercuts
921E	1,942	Potbelly
921F	2,200	Pie Five Pizza
931	25,600	Ross
941	30,000	OfficeMax
951	30,582	Marshalls
953	2,500	VACANT
955	12,000	Shoe Carnival

DEMOGRAPHIC FACTS	1 mile	3 miles	5 miles
Population	4,284	86,420	177,593
Total Employees	8,733	53,738	104,104
Average HH Income	\$138,612	\$120,921	\$119,682

Traffic counts: Broad St ±36,000 VPD & Cox Rd ±15,000 VPD





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