

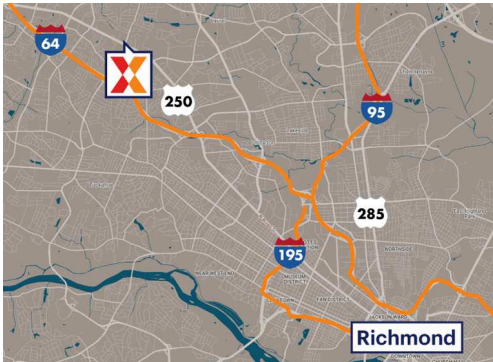


Richmond, VA

TUCKERNUCK SQUARE

37.637037, -77.548142
9004 West Broad Street | Richmond, VA 23294

CENTER SIZE: 86,010 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	14,809	91,882	207,630
🏠	6,847	38,536	83,730
💰	\$69,583	\$84,629	\$103,821

Ideally located in the center of Richmond's retail corridor

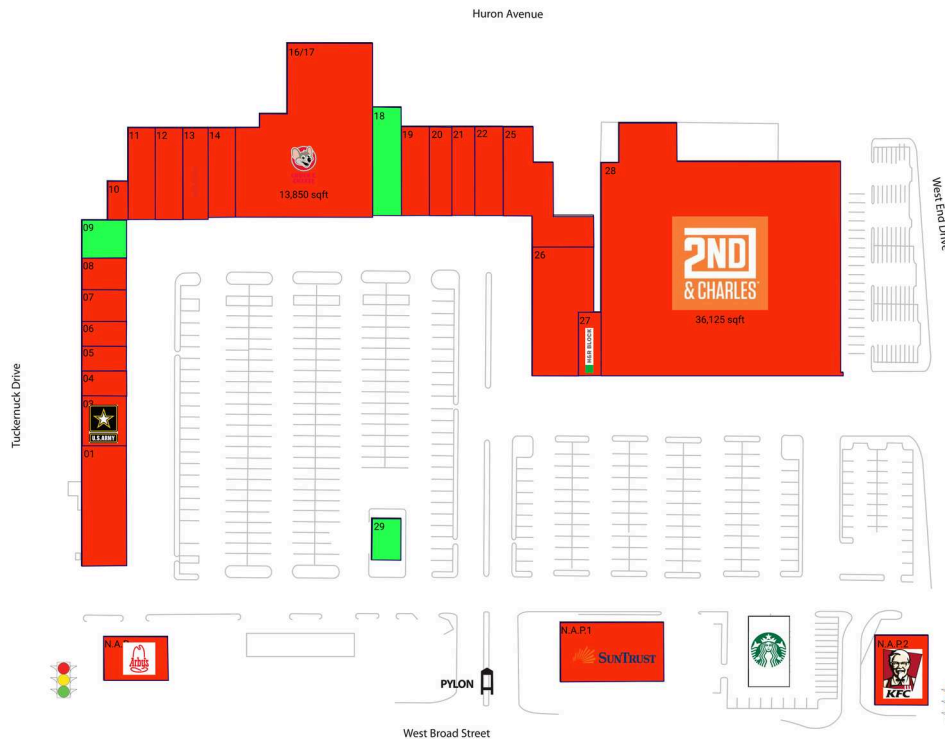
Surrounded by a dense population of 91,000+ residents with an average household income of \$84,000+ within 3 miles

Pad opportunity available with excellent visibility from Broad St for strong national or regional anchor

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AVAILABLE SPACE

09	975 SF
18	2,125 SF
29	900 SF

CURRENT RETAILERS

N.A.P.	Arby's	
N.A.P.1	SunTrust Bank	
N.A.P.2	KFC	
PAD	Starbucks	2,500 SF
01	Zorba's Restaurant	3,000 SF
03	U.S. Army	2,360 SF
04	Chick-fil-A - Office	800 SF
05	Romantic Nails	780 SF
06	Upscale Hair	780 SF
07	Family Wellness Center	1,000 SF
08	Shawn's Hair N More	1,000 SF
10	Allstate	565 SF
11	Navy and Air Force Recruiting Office	1,750 SF
12	Stories Comics	1,750 SF
13	Papa John's	1,400 SF
14	Royal Foot	1,380 SF
16/17	Chuck E. Cheese's	13,850 SF
19	European Deli, Inc.	1,725 SF
20	Eastern Carryout	1,380 SF
21	E-Loteria Botanas & Ice Cream	1,400 SF
22	Live Crawfish & Seafood	1,750 SF
25	Bawarchi Fine Indian Cuisine	3,615 SF
26	Japanese Restaurant	4,600 SF
27	H&R Block	1,000 SF
28	2nd & Charles	36,125 SF

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