



**THALHIMER**

RETAIL FOR LEASE  
**Shops at Wellesley**

3416-3470 Lauderdale Drive | Henrico County, Virginia

**JOIN NEWEST TENANT, MONTESSORI KIDS UNIVERSE**



**Short Pump | Premier Neighborhood Retail Center**

For more information, contact:

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### Property Features

- 42,250 SF Premier Neighborhood Retail Center
- Conveniently located on busy Short Pump thoroughfare
- Strong tenant mix with rare junior anchor space opportunity
- Two former restaurant spaces
- One former salon space
- Two prime position panels available on monument sign
- Future expansion opportunities

### Join Tenants & Nearby Retailers

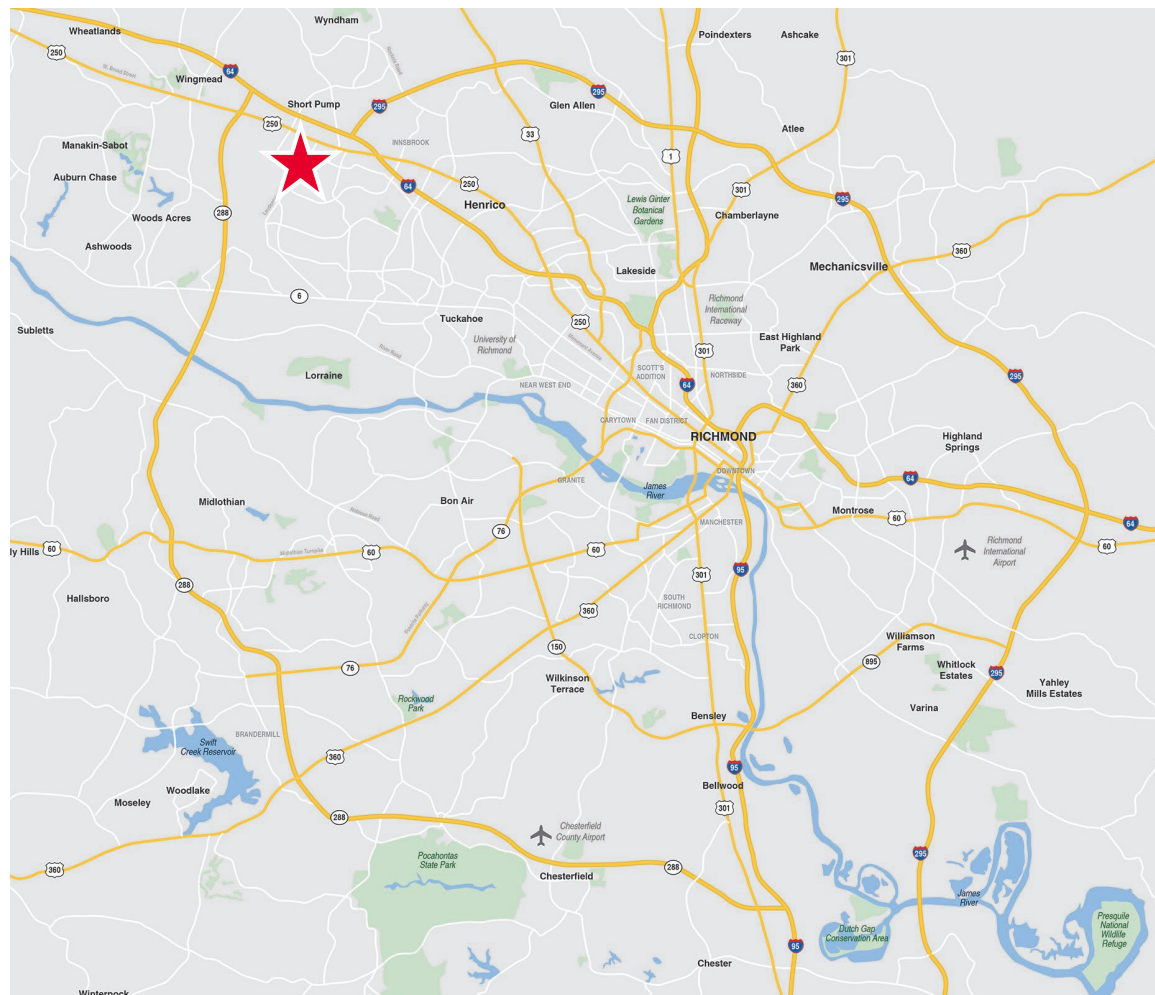


**Publix**



### Demographics

	1 Mile	3 Miles	5 Miles
Population	12,725	58,592	135,357
No. of Households	4,513	23,100	53,173
<b>Avg. HH Income</b>	<b>\$155,223</b>	<b>\$125,816</b>	<b>\$116,846</b>
Daytime Population	8,770	36,143	69,051



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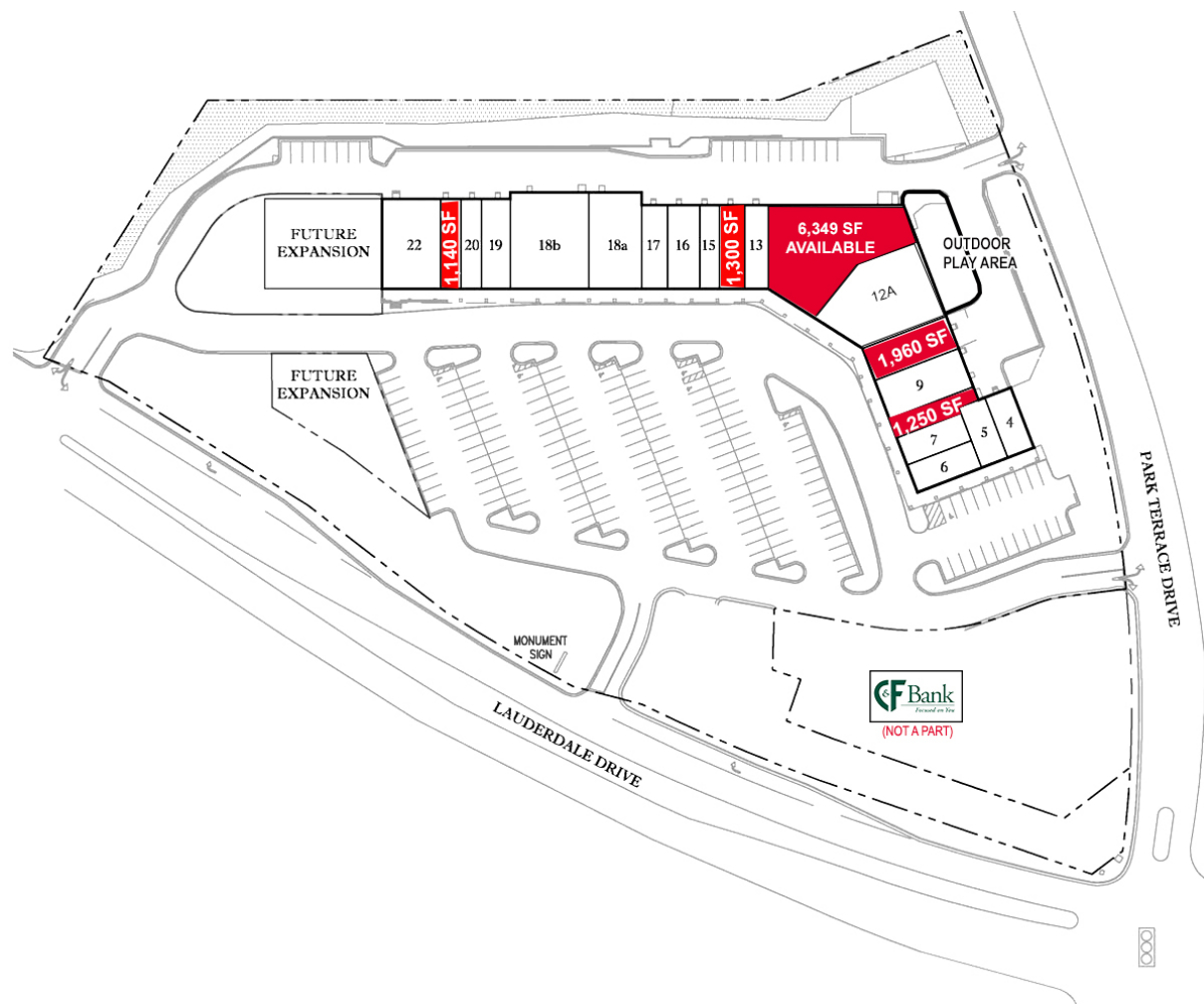
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### Tenant List

#	Tenant
4	VIP Cleaners
5	State Farm
6	Corner Barre
7	Edward Jones
8	1,250 SF AVAILABLE
9	After Hours Pediatrics-West End
11	1,960 SF AVAILABLE (former restaurant)
12	6,349 SF AVAILABLE
12A	Montessori Kids Universe
13	Relax Nails
14	1,300 SF AVAILABLE
15	Allstate
16	Short Pump Orthodontist
17	Jinny's Spa
18a	Vinny's Grill and Pizzeria
18b	Wellesley Animal Hospital
19	Mueller Dentistry
20	Hungry Dragon Asian Cuisine
21	1,140 SF AVAILABLE (former restaurant)
22	Spoonbread Bistro (under construction)
	C&F Bank (not a part)



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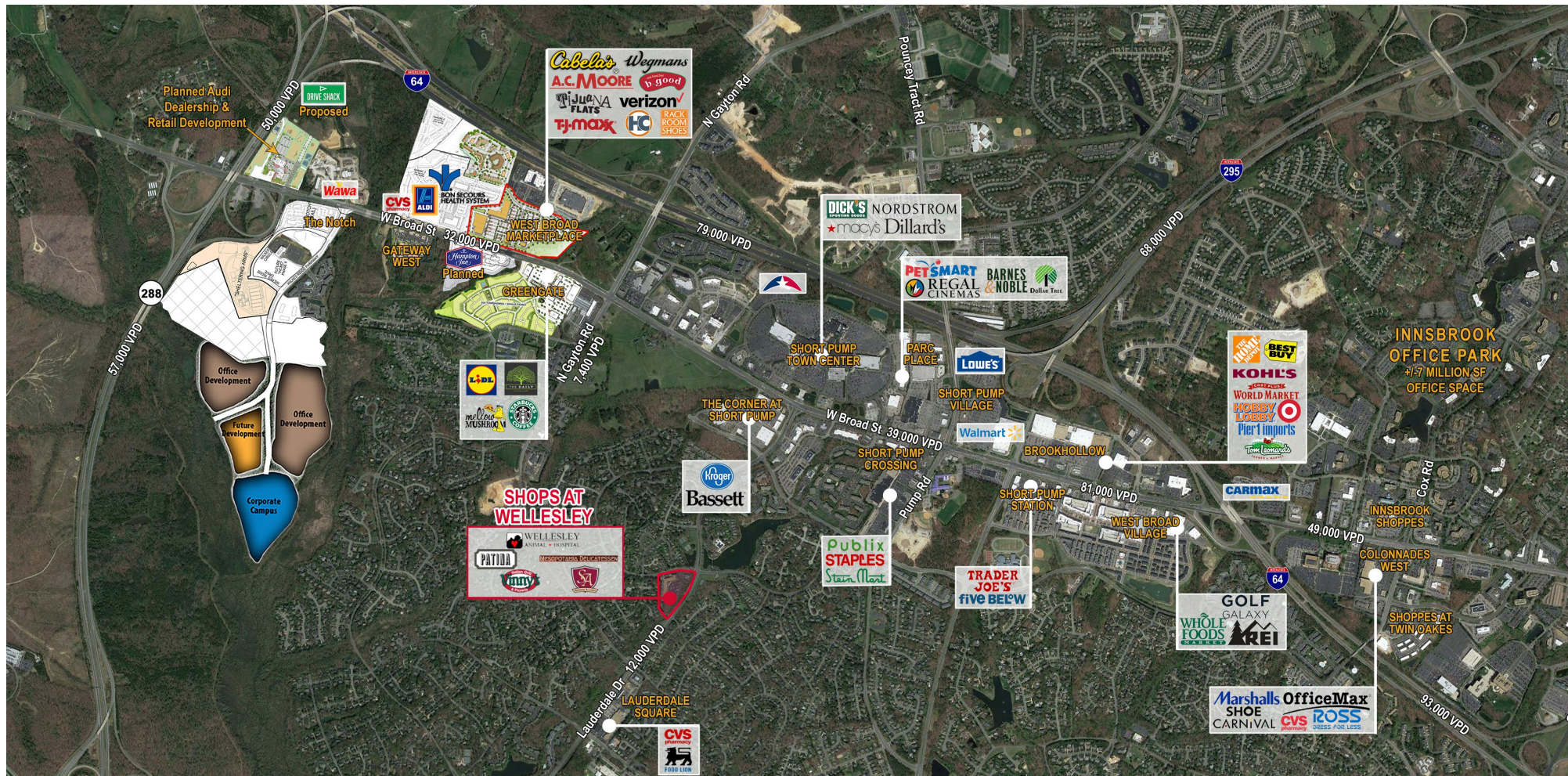
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