



THALHIMER

PRE-LEASING HIGH DENSITY MASTER-PLANNED DEVELOPMENT

Lake District at Glen Allen

Route 33 | Hanover County | Glen Allen, VA

OFFICE, RETAIL, RESTAURANT & PAD SITES AVAILABLE



The Lake District Distinction: Sense of Place | Open Spaces & Natural Beauty

For more information, contact:

DAVID M. SMITH, CCIM

Senior Vice President

804 697 3466

david.smith@thalhimer.com

ALEX WOTRING

Associate

804 344 7163

alex.wotring@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

The Vision of the Lake District

The Lake District at Glen Allen is an active and vibrant lifestyle community unlike anything seen in the region. Uniquely “Hanover” in the way natural features are incorporated into the community, The Lake District at Glen Allen is centered around a breathtaking 16-acre lake which serves as the heart of the community.

The Lake District is well positioned to draw consumers from around the region looking for a lifestyle community where they can shop, live, work and have quick access to Richmond’s other economic centers and natural amenities.

Specifications

Total Size	323 acres
Property Uses	2,800+ residential units, commercial, retail and restaurant
Approximate Planned Available Space	<ul style="list-style-type: none"> • 360,000+ SF of retail/office space • 10,000 SF of lakefront restaurant space • 7.4 acres of outparcels
Timing	Spring 2020
Zoning	MX – Mixed-Use District
Features	<ul style="list-style-type: none"> • High-density • Rural location, adjacent to suburban area • Lakefront Town Square entertainment and dining • Easy access to I-295, I-64, I-95 • Easy accessibility • Entertainment and grocery-anchored retail

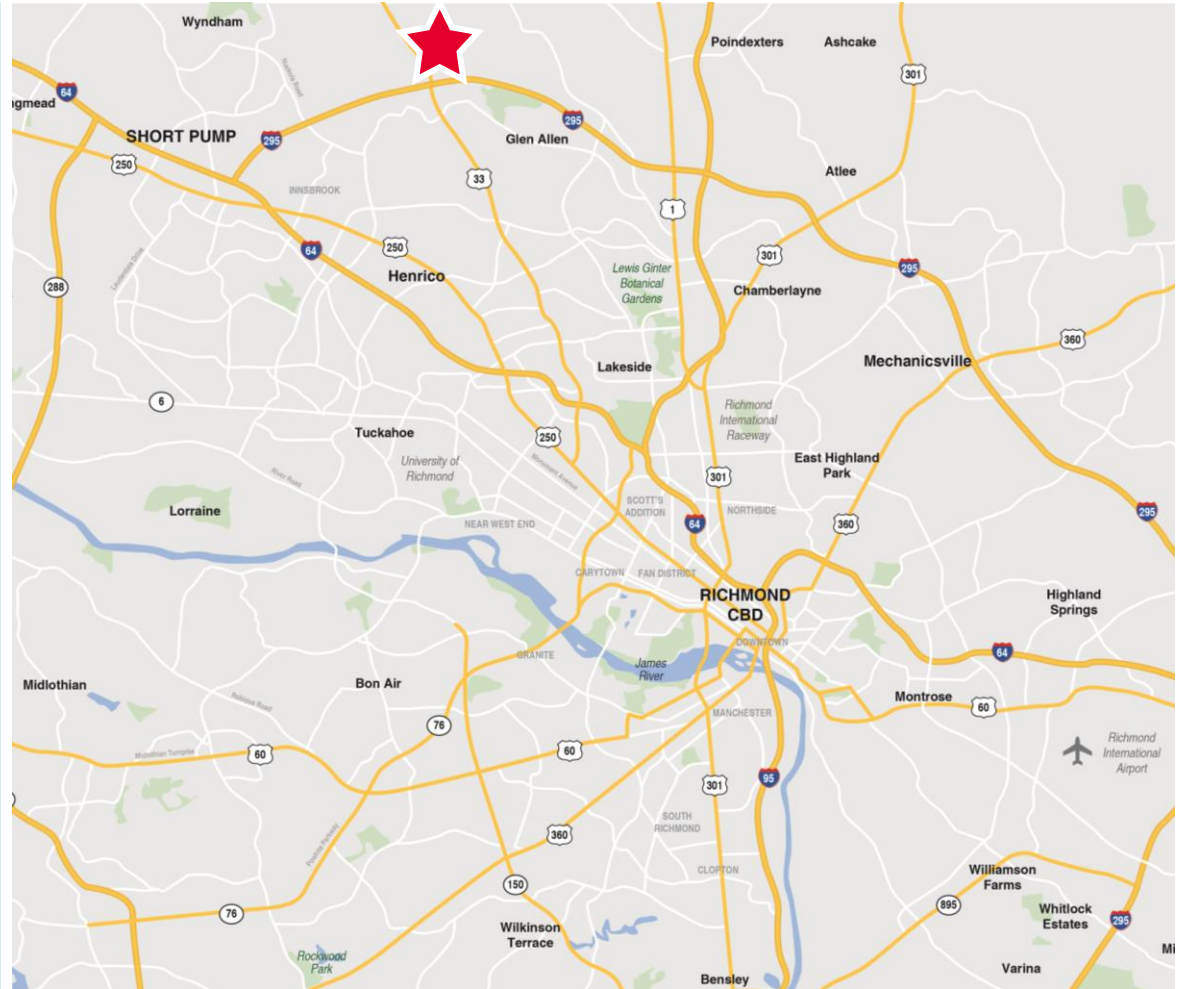


2017 Demographics

	1-MILE	3-MILES	5-MILES
Estimated Population	2,635	28,986	112,704
Estimated Households (2017)	1,080	10,809	44,007
Est. Avg. Household Income	\$113,860	\$125,614	\$105,330
Total Businesses	76	976	5,116
Total Employees	1,259	11,069	66,342
Total Household Expenditure	\$84.5 M	\$899 M	\$3.20 B
Total Retail Expenditure	\$39.8 M	\$423 M	\$1.51 B

Drive Times

Short Pump	8 miles (15 minutes)
Richmond CBD	16 miles (22 minutes)
Richmond Int'l Airport	23.5 miles (25 minutes)

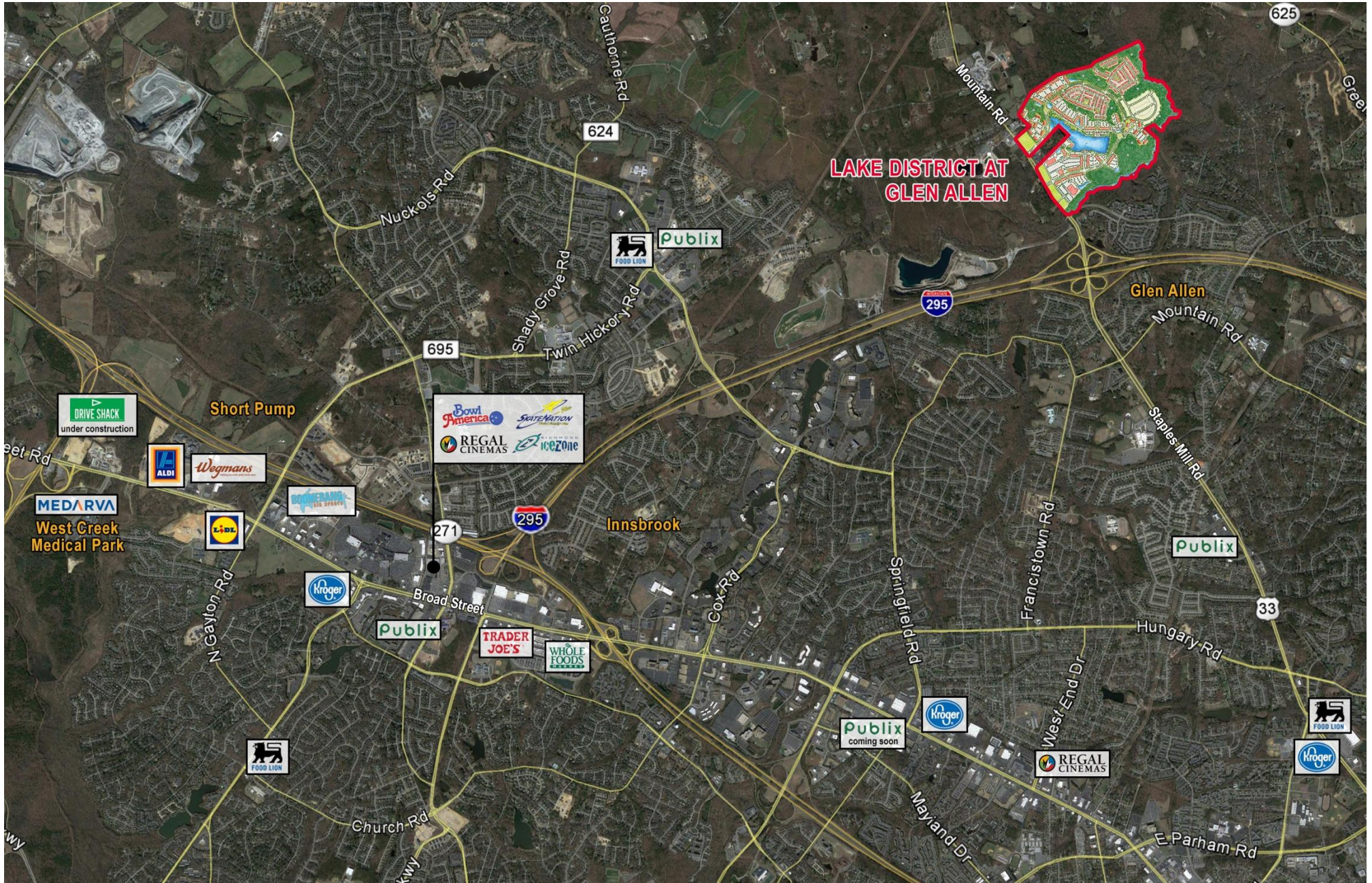


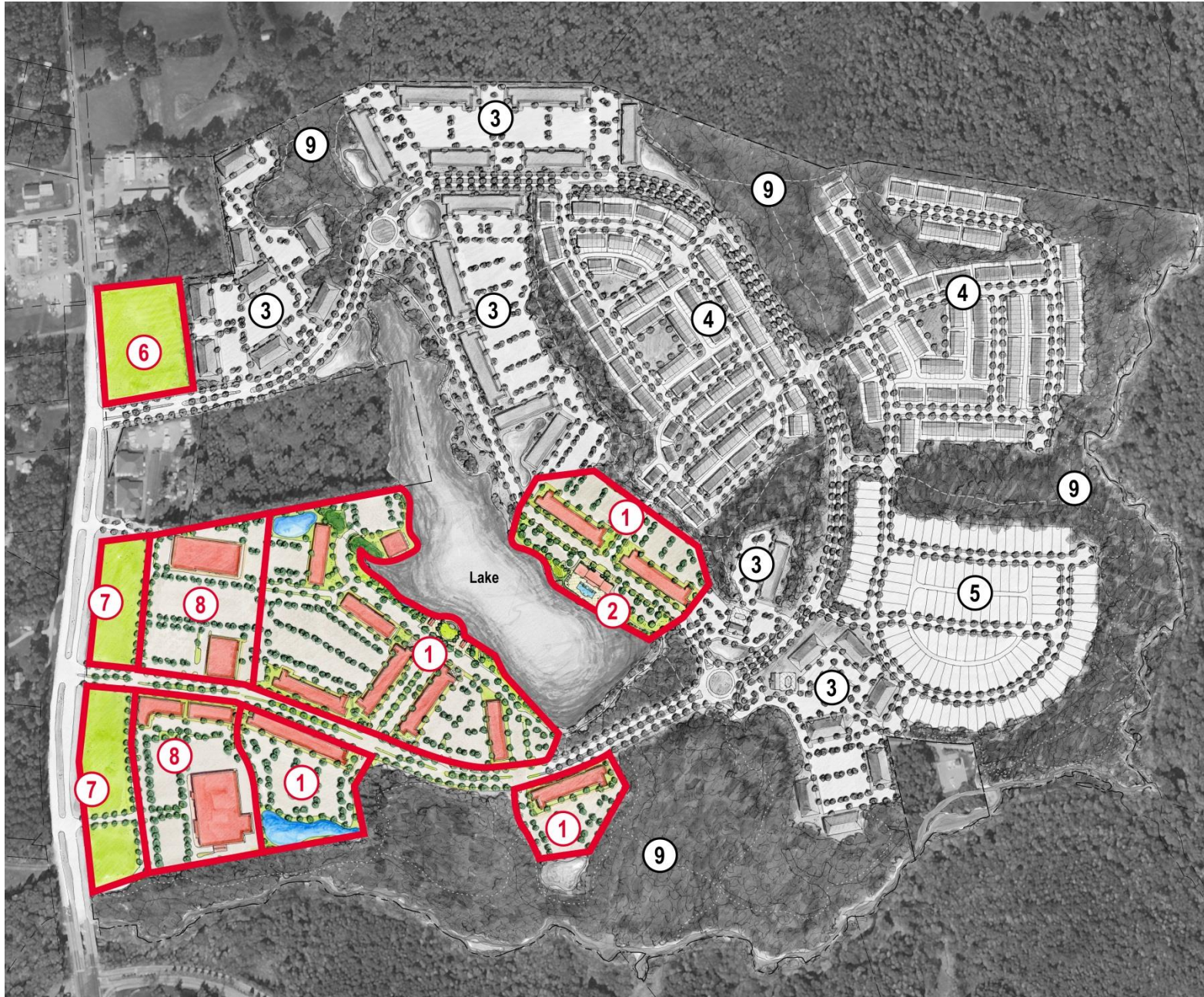
For more information, contact:

DAVID M. SMITH, CCIM
 Senior Vice President
 804 697 3466
david.smith@thalhimer.com

ALEX WOTRING
 Associate
 804 344 7163
alex.wotring@thalhimer.com

Thalhimer Center
 11100 W. Broad Street
 Glen Allen, VA 23060
www.thalhimer.com





AVAILABLE FOR PRE-LEASE

- 1. Town Square**
 - Lakefront Free-standing Restaurant Opportunity
 - Commercial First Floor
 - Residential Above
 - Mixed-Use
- 2. Waterfront Entertainment Venue**
- 6. Commercial/Flex Outparcels**
- 7. Retail Outparcels**
- 8. Commercial Space**
- 3. Multifamily Housing
- 4. Townhomes
- 5. Single-family Detached
- 9. Walking Trails (throughout)



THALHIMER

PRE-LEASING HIGH DENSITY MASTER-PLANNED DEVELOPMENT

Lake District at Glen Allen

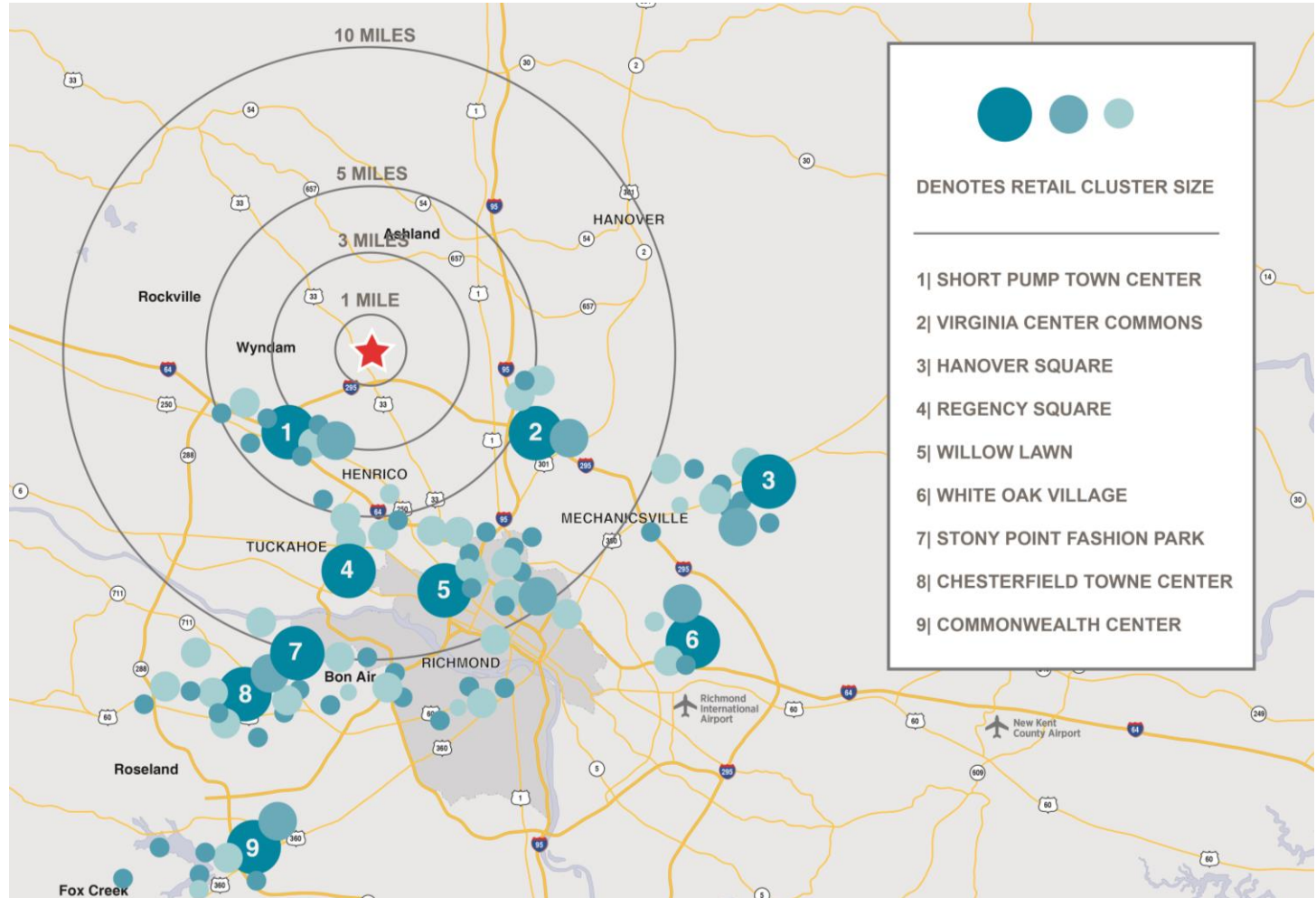
Route 33 | Hanover County | Glen Allen, VA

*Gap in Retail Presents
Rare Opportunity*



\$10.3 B
in total annual household
expenditure (10-mile radius)

\$4.87 B
in total annual retail
expenditure (10-mile radius)



For more information, contact:

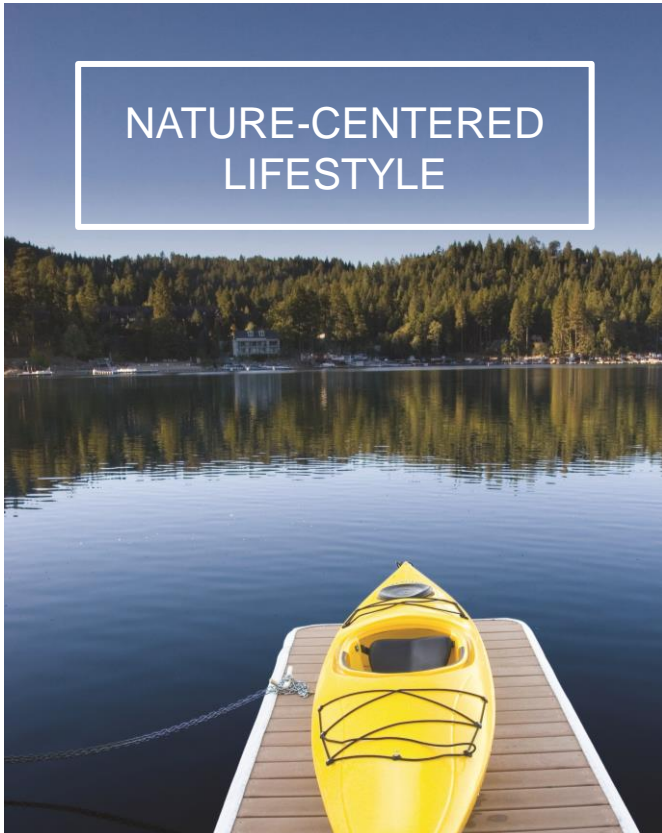
DAVID M. SMITH, CCIM
Senior Vice President
804 697 3466
david.smith@thalhimer.com

ALEX WOTRING
Associate
804 344 7163
alex.wotring@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

*The Lake District Distinctions*NATURE-CENTERED
LIFESTYLE**LAKEFRONT LIVING & ENTERTAINMENT**

The pedestrian-oriented community will focus on the Town Square which is designed to bring “main street” living near the 16-acre lake and serves as the heart of the Lake District community

NATURAL ELEMENTS & LANDSCAPING

Master-planned neighborhoods thoughtfully incorporate a variety of plant and vegetation along tree-lined streets and well-landscaped common area. The natural land features are used to define neighborhoods and focus entertainment on outdoor amenities

CONNECTED
COMMUNITY**LOCATION & ACCESS**

Located on major arterial (Rt. 33) right at I-295 on the Hanover/Henrico County line

WELL-DESIGNED ROAD NETWORK

No onsite traffic issues; convenient access

WALKABLE COMMUNITY

Connecting neighborhoods to the natural elements and the vibrant town center is a network of pedestrian trails, multi-purpose paths and sidewalks

ABUNDANT
AMENITIES**ENTERTAINMENT & RECREATION**

Town Square on the lake with waterfront restaurant; nature trails, pools, grilling areas, jogging trails, outdoor concert area, benches, picnic pavilions, dog parks, fire pit areas, and fitness stations are among the built-in neighborhood amenities