



CARYTOWN EXCHANGE

CLASS A URBAN INFILL RETAIL DEVELOPMENT FOR LEASE | RICHMOND, VA



Regency[®]
Centers.



THALHIMER

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CARYTOWN EXCHANGE



Carytown Exchange is a brand new, ±100,000 square foot, Class A grocery-anchored retail and lifestyle development, strategically located on West Cary Street in the heart of Richmond's Carytown



Delivering 4Q 2020, Carytown Exchange is poised to be the premier retail development in Carytown offering everything a retailer is looking for – a pedestrian oriented, walkable trade area, supported by high traffic counts, superb demographics, and a dense daytime population of well-educated and diverse residents and visitors.





JOIN NEARBY RETAILERS



CARYTOWN'S ONLY NEW RETAIL DEVELOPMENT!



±100,000
SQ FT | TOTAL SIZE



AVAILABLE SF
FLEXIBLE – SPACES RANGE FROM
1,200 SF TO 17,000 SF

- BUILDING A | **17,000 SF**
- BUILDING B | **8,400 SF**
- BUILDING C | **12,000 SF**
- BUILDING D | **6,000 SF**
- BUILDING E | **13,000 SF**



500+
PARKING SPACES ON SITE



THALHIMER

RETAIL TRIFECTA – PARKING, ACCESS, LOCATION!

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CARYTOWN EXCHANGE





TOURISTS LOVE CARYTOWN

Seven million additional people visit the Richmond area annually spending six million dollars per day.

TOP ACTIVITIES

SHOPPING **36%**

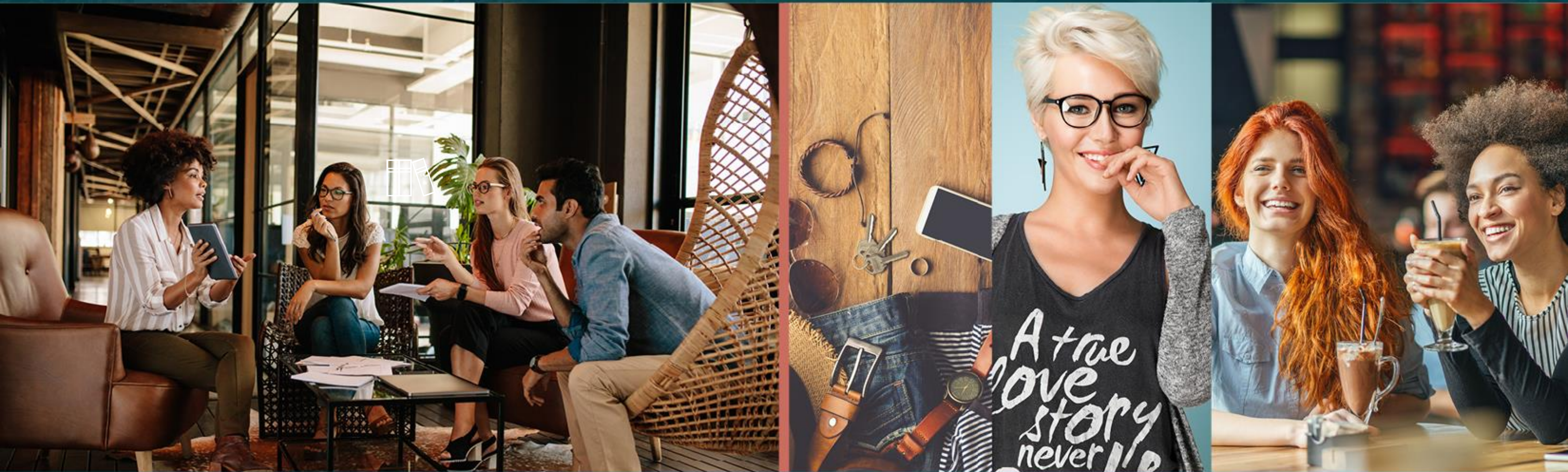
VISIT CARYTOWN **31%**

FINE DINING **22%**

HISTORIC SITES **19%**

MUSEUMS **18%**

NATIONAL/STATE PARKS **14%**



7M

ANNUAL VISITORS



\$2B

ANNUAL VISITOR SPENDING



191K

POPULATION 10 MINUTE DRIVE TIME



38K

COLLEGE STUDENTS IN 5-MILE RADIUS



SITE PLAN

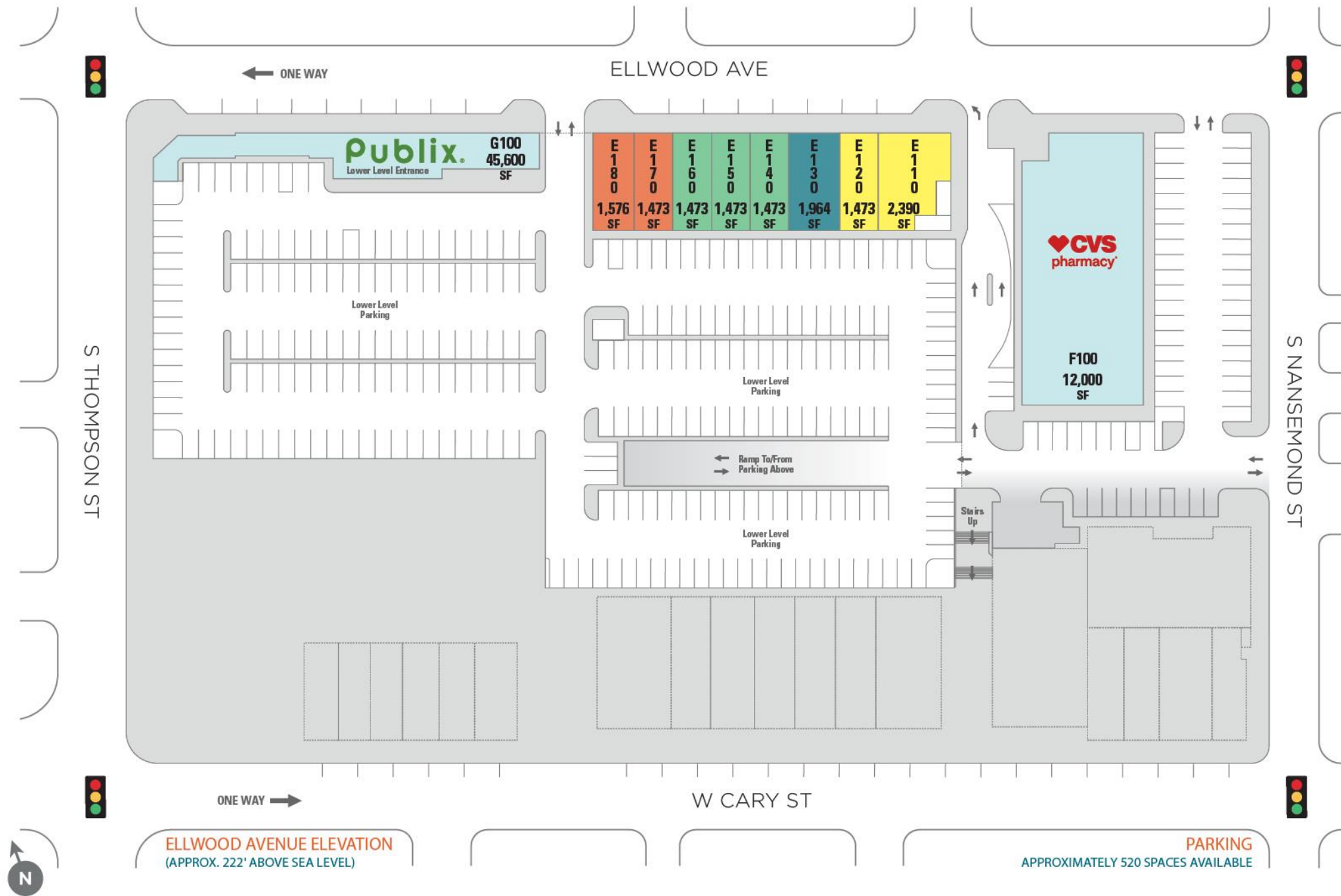


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SITE PLAN

- RETAIL APPAREL/ACCESSORIES
- RESTAURANT FULL SERVICE
- RESTAURANT CAFE/QSR/SPECIALTY
- SERVICE/BEAUTY
- BOUTIQUE FITNESS
- TECHNOLOGY
- PETS



ELLWOOD AVENUE ELEVATION (APPROX. 222' ABOVE SEA LEVEL)

PARKING APPROXIMATELY 520 SPACES AVAILABLE

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AERIAL





LOCATION

Richmond, MSA Location



CARYTOWN EXCHANGE

THE CARYTOWN EXCHANGE
PRIMARY TRADE AREA IS BASED
ON A 10-MINUTE DRIVE TIME.

191,703

POPULATION
INCLUSIVE OF

31,000

VCU STUDENTS

176,790

WORKPLACE POPULATION

87,860

HOUSEHOLDS

35

MEDIAN AGE

43%

COLLEGE DEGREE

\$75,360

AVERAGE HH INCOME

33%

OF INCOMES ARE
\$75,000+

22%

OF INCOMES ARE
\$100,000+

92

WALK SCORE

76

BIKE SCORE





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