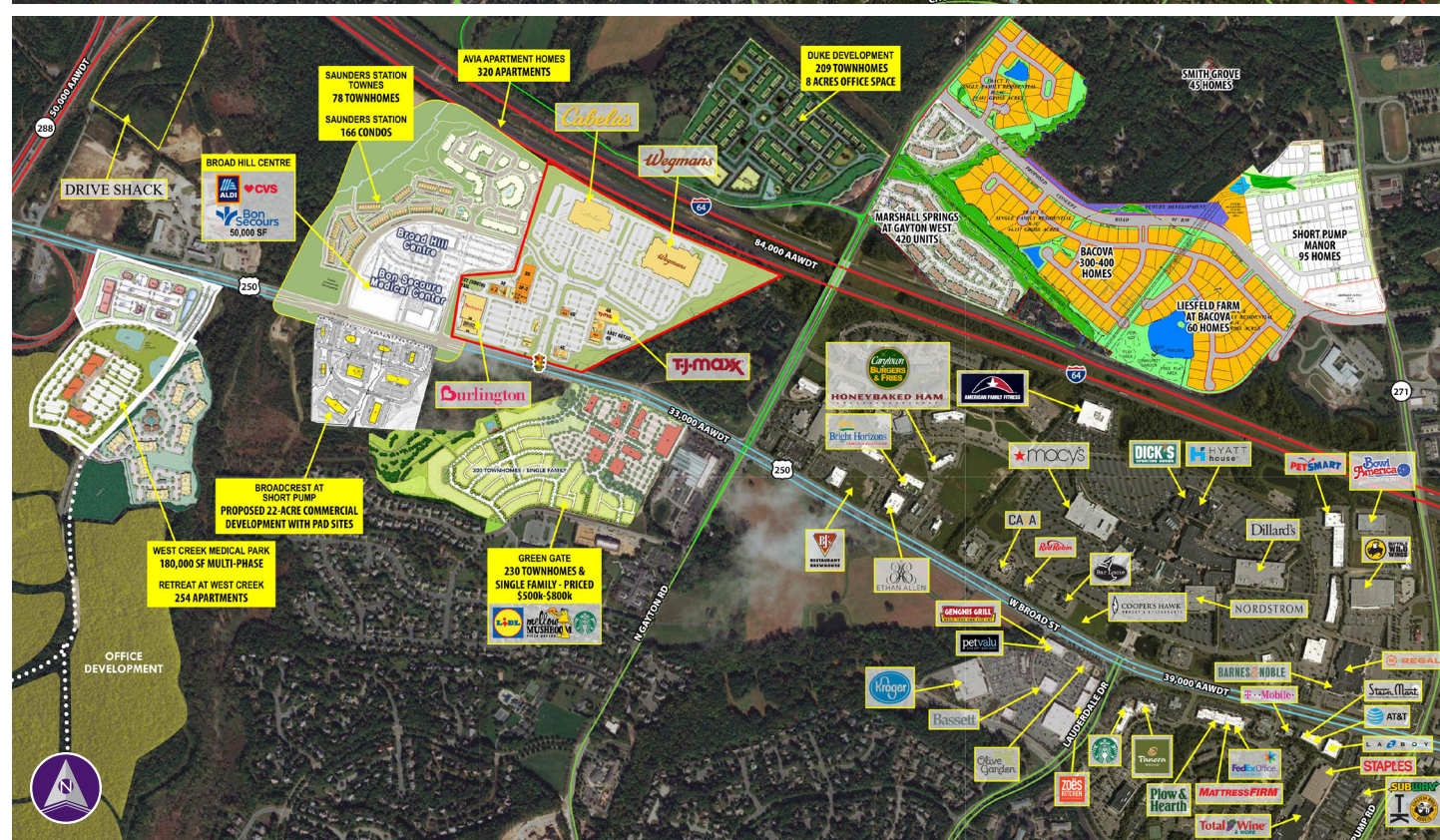


WEST BROAD MARKETPLACE ■ RICHMOND, VA



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

West Broad Marketplace

12120 WEST BROAD STREET | RICHMOND, VA 23233

JUNIOR ANCHOR, RESTAURANT AND SHOP SPACES AVAILABLE



Property Highlights

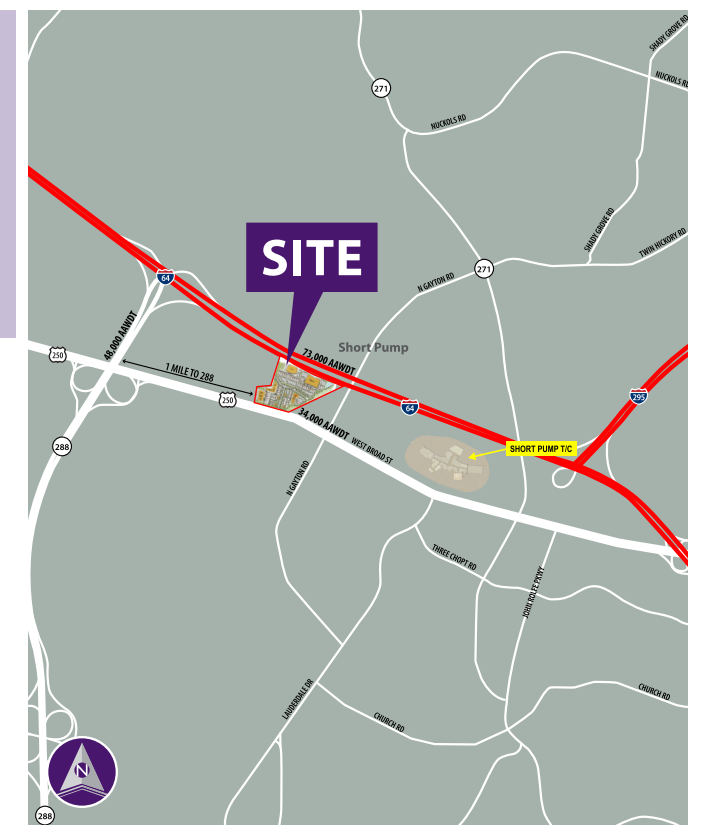
- Join Wegmans, Cabela's, T.J. Maxx and Burlington
- Junior anchor, restaurant and shop spaces available
- Easily accessible due to the close proximity of major highways: Route 288, I-64, I-95, I-295
- Signalized access off West Broad Street
- Abundant surface parking

Demographics (2019 Estimated)

	3 Mile	5 Mile	7 Mile
Population	50,056	106,083	172,852
Average HH Income	\$157,303	\$130,241	\$121,690
Daytime Population	50,103	108,653	172,281
Education (B.A. or higher)	71.3%	63.6%	58%

Please Contact

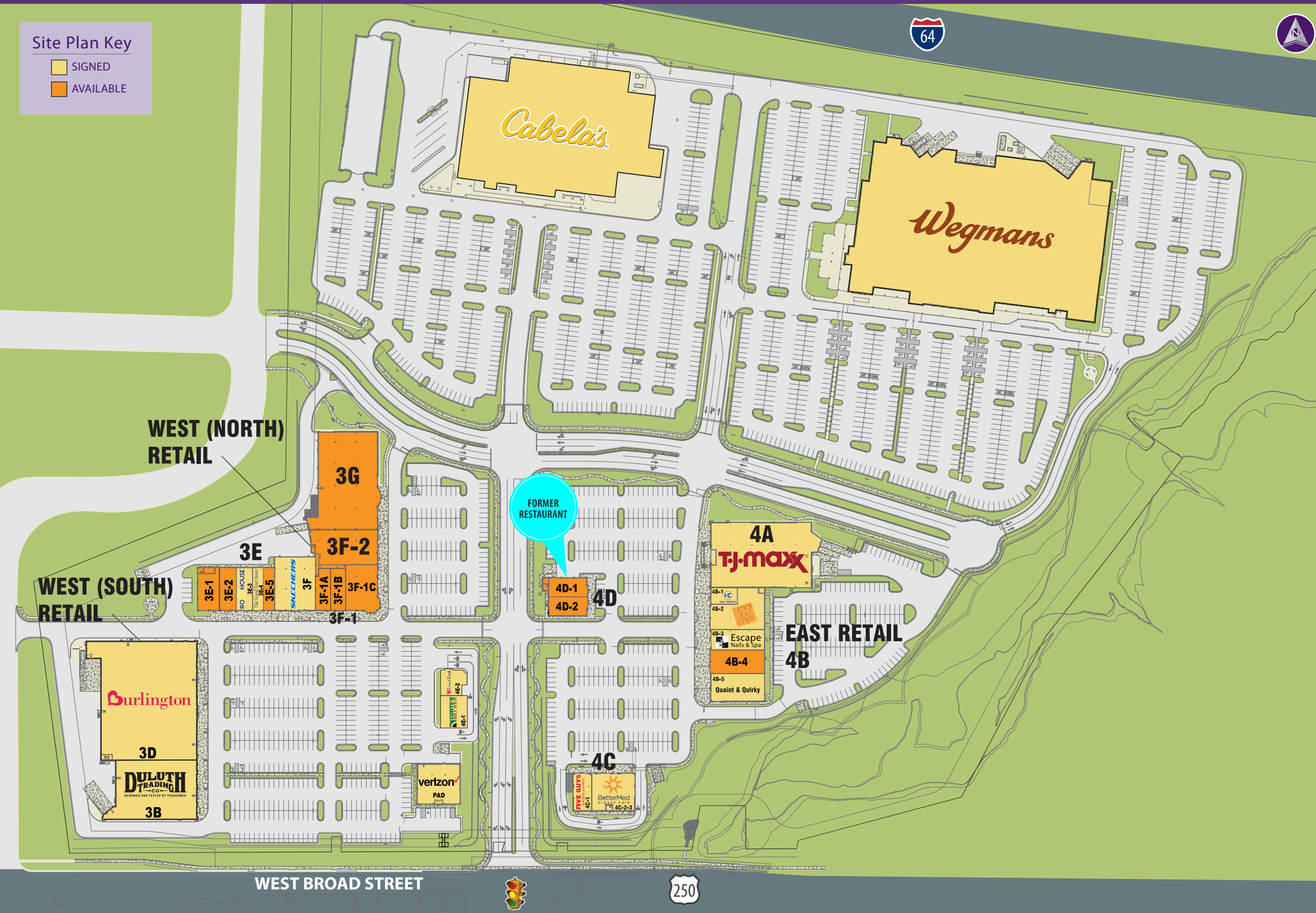
Ray R. Schupp	Bryan C. Davis	David A. Ward
240.482.3611 (direct)	202.438.7951 (cell)	240.482.3617 (direct)
301.656.3030 (office)	240.482.3612 (direct)	202.454.9090 (office)
rschupp@hrretail.com	bdavis@hrretail.com	dward@hrretail.com



WEST BROAD MARKETPLACE ■ RICHMOND, VA

Site Plan Key

- SIGNED
- AVAILABLE



Space #	GROSS FLOOR AREA (SF)		
	Square Feet	Length	Width
WEST (SOUTH) RETAIL [56,844 SF]			
3B [Duluth Trading Company]	16,828	220'	178'
3D [Burlington]	40,016	108' - 9.5"	151'
WEST (NORTH) RETAIL [57,219 SF]			
3E-1	2,938	79' - 6"	41' - 0"
3E-2	2,500	79' - 6"	20' - 0"
3E-3 [Row House]	2,268	79' - 6"	40' - 0"
3E-4 [The Good Feet Store]	1,600	79' - 6"	20' - 0"
3E-5	1,667	79' - 6"	20' - 10"
3F [Skechers]	7,516	79' - 6"	75' - 5"
3F-1	9,397	107' - 4"	63' - 0"
3F-1A	2,128		
3F-1B	2,128		
3F-1C	5,141		
3F-2	7,558	115' - 4"	86' - 5"
3G	20,565	180' - 4"	110' - 4"
EAST RETAIL [49,506 SF]			
4A [T.J. Maxx]	23,070	186' - 8"	120' - 8"
4B-1 [Hair Cuttery]	1,502	100' - 0"	30' - 6"
4B-2 [Rack Room Shoes]	6,117	100' - 0"	46' - 6"
4B-3 [Escape Nail & Spa]	3,846	100' - 0"	37' - 6"
4B-4	4,342	100' - 0"	44' - 0"
4B-5 [Quaint & Quirky]	5,139	100' - 0"	50' - 0"
4D-1	2,556	70' - 5"	35' - 5"
4D-2	2,586	70' - 10"	35' - 5"
PAD RETAIL [19,026 SF]			
PAD [Verizon]	5,976		
PAD 4C-1 [Five Guys]	2,401		
PAD 4C-2-3 [BetterMed]	5,427		
PAD 4E-1 [Conte's Bike]	2,000		
PAD 4E-2 [Essex Bank]	3,000		
TOTAL	186,215 SF		