



3,200 SF Retail/Industrial Building

For more information, contact:

JIM ASHBY
Senior Vice President
804 679 3455
jim.ashby@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, express 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.

Property Features

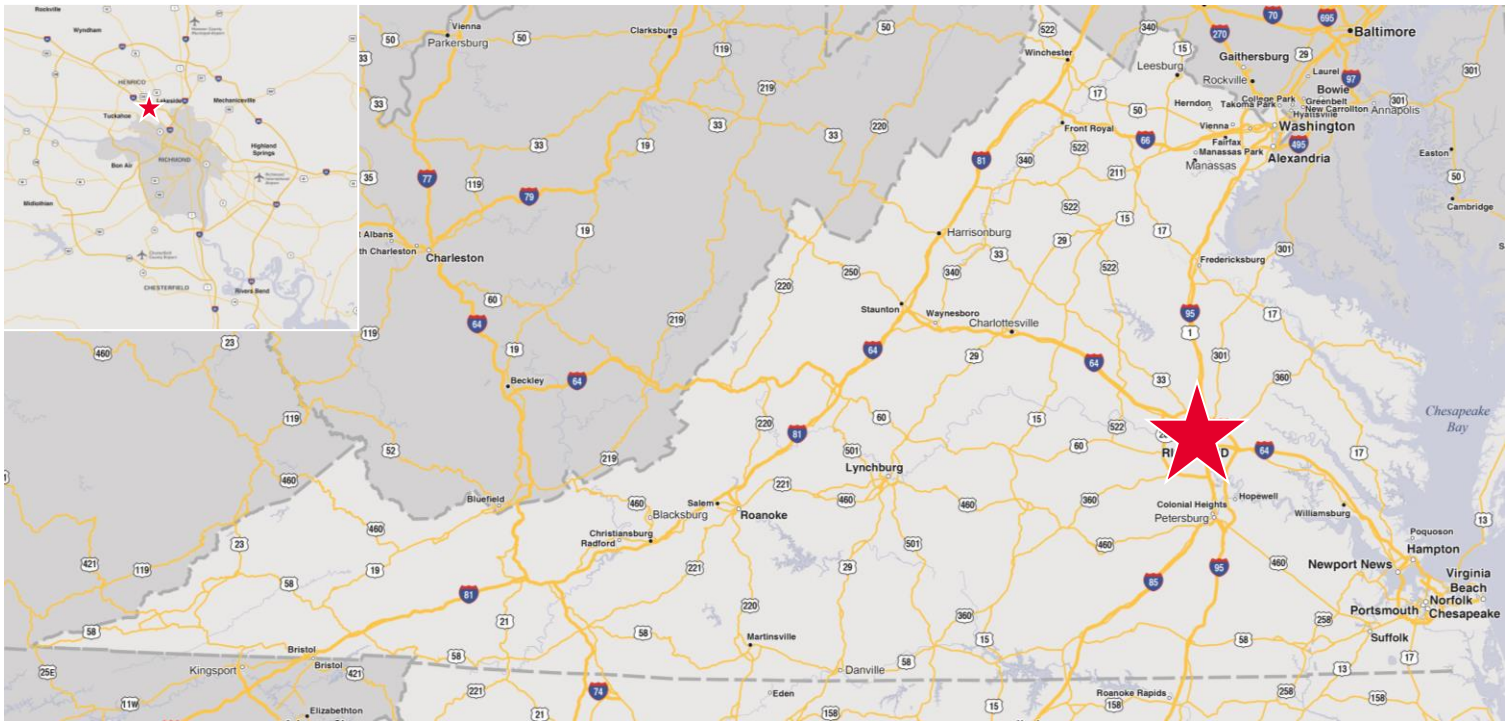
- 3,200 SF building (1,600 SF retail and 1,600 SF warehouse)
- Located near intersection of Horsepen Road and West Broad Street
- Roll up door
- Excellent visibility
- Pylon signage
- Zoned B-2

Demographics

	1 Mile	3 Miles	5 Miles
Population	9,361	80,232	240,309
No. of Households	4,117	34,514	105,791
Avg. HH Income	\$79,764	\$91,069	\$83,058
Daytime Population	19,868	85,873	161,063

Traffic Counts

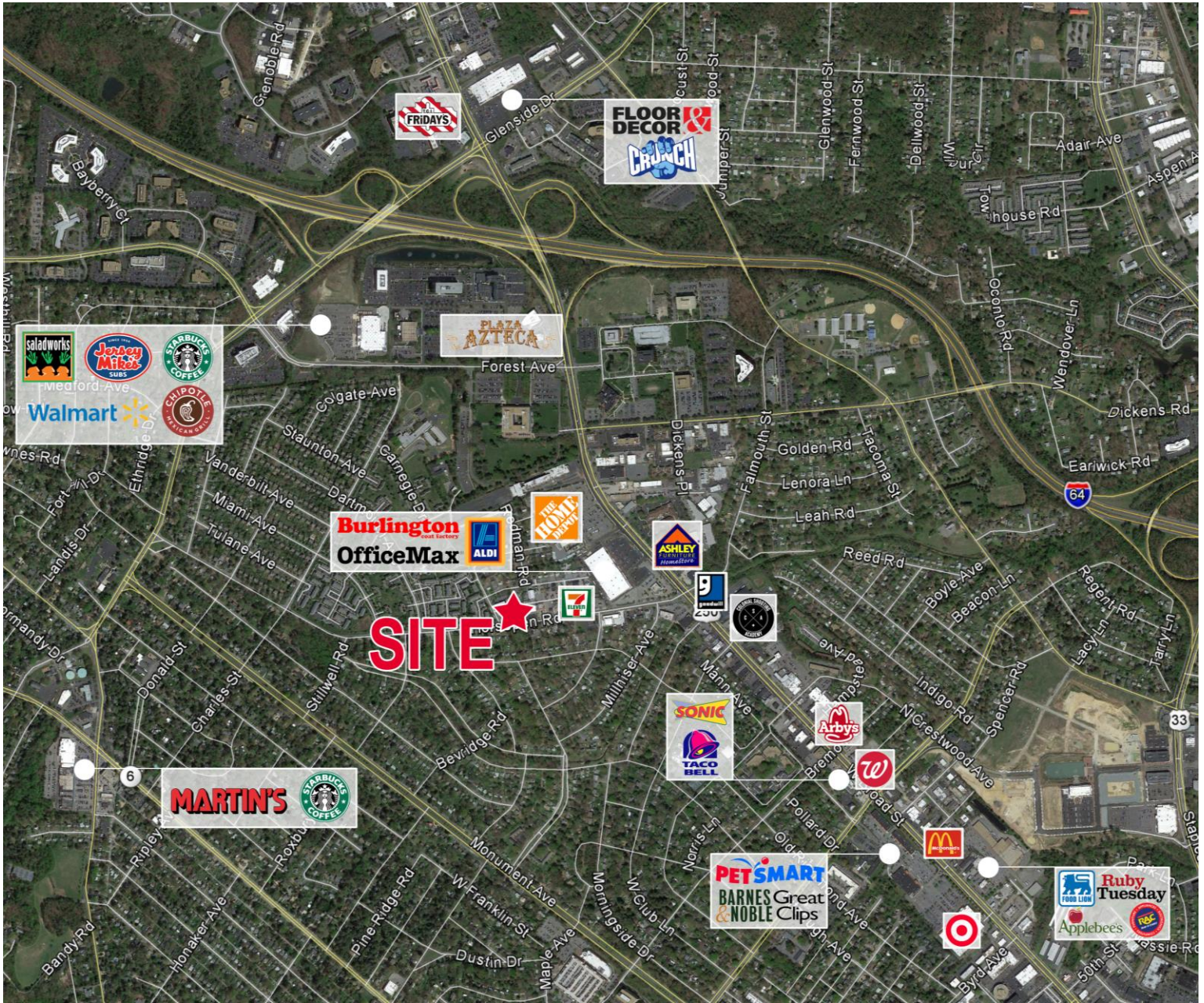
Horsepen Road	9,600 VPD
West Broad Street	40,000 VPD



For more information, contact:

JIM ASHBY
Senior Vice President
804 679 3455
jim.ashby@thalhimer.com

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



For more information, contact:

JIM ASHBY
 Senior Vice President
 804 679 3455
jim.ashby@thalhimer.com

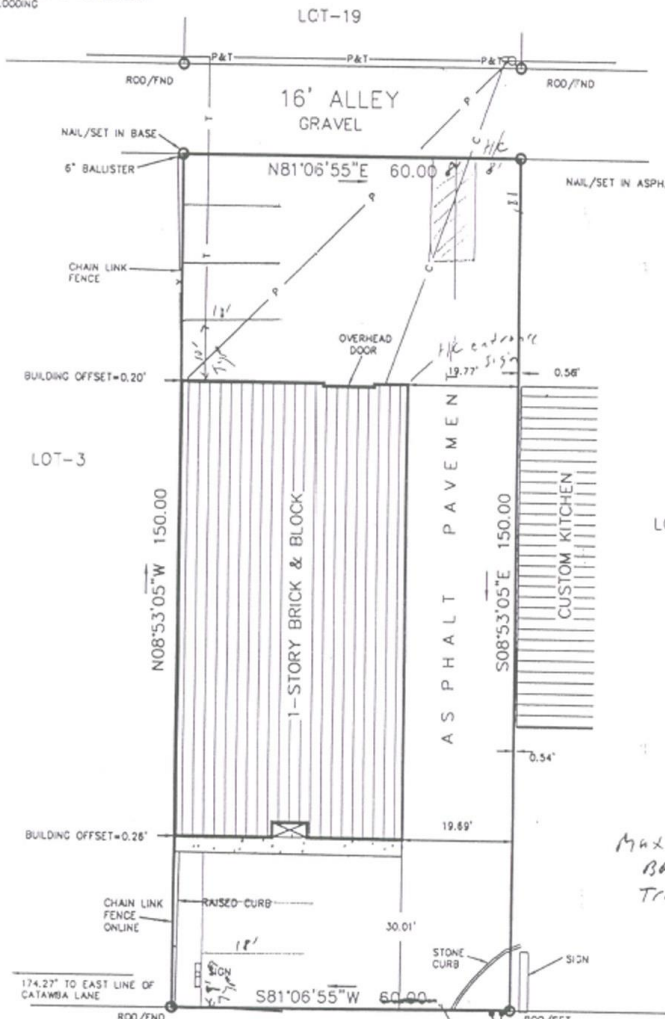
Thalhimer Center
 11100 W. Broad Street
 Glen Allen, VA 23060
www.thalhimer.com

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

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express 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.

PLAT OF SURVEY

THIS LOT FALLS IN FIRM ZONE CLASSIFICATION "C" NOT SUBJECT TO FLOODING



Approved by title
 HENRICO'S
 COUNTY PLANNING OFFICE
 Date 4/30/05
 County Planner

Max 1600 sq. Retail
 Balance Storage
 Trash stored indoors



CERTIFICATION
 I hereby certify that on the date shown herein that I made an accurate field survey of the premises shown herein. That all improvements and value assessments are shown hereon. That there are no encroachments by adjacent properties, or from subject property upon adjacent properties, other than that shown hereon.

HORSEPEN ROAD
 6414 HORSEPEN ROAD
 LOT-4, BLOCK-, SEC.-A
 PINE ACRES
 HENRICO COUNTY, VA

PURCHASER:
 MBB TRUST, LLC

SCALE: 1" = 20'
 DATE: 5/10/2005
 JOB NO: 20501-HORSEPEN

WILLIAM J. SCHMIDT & ASSOC.
 ENGINEERS & SURVEYORS
 8404 RIGSBY ROAD
 RICHMOND, VA.

For more information, contact:

JIM ASHBY
 Senior Vice President
 804 679 3455
 jim.ashby@thalhimer.com

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