



THALHIMER

RETAIL FOR LEASE NorthCross Center

I-95 & Sliding Hill Road | Ashland, Virginia (Richmond MSA)



Phase I – Available for Lease/ Phase II – Now Pre-Leasing

For more information, contact:

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Vice President

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Thalhimer Center
11100 W. Broad Street
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www.thalhimer.com

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

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Property Features

- Regional power center anchored by Home Depot and Green Top Sporting Goods
- Signalized access
- Located just north of Virginia Center Commons Mall
- Excellent exposure to Interstate 95 (138,000 VPD)
- Super regional accessibility
- Zoning B3 (Hanover County)

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| Population | 1,523 | 28,113 | 78,791 |
| Avg. HH Income | \$126,790 | \$118,769 | \$100,367 |
| Daytime Population | 4,893 | 19,599 | 46,301 |

Join Tenants & Nearby Retailers



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Retail Shops

| | | |
|---|-----------------|----------------|
| 1 | Space Available | 600 – 2,000 SF |
|---|-----------------|----------------|

Pad Ready Sites

| | | |
|---|---------------|-----------------|
| 2 | Build to Suit | Up to 60,000 SF |
| 3 | Retail Land | 2.8 AC |
| A | Pad Site | 1 AC |
| B | Pad Site | 0.4 AC |
| C | Pad Site | 1 AC |

Pre-Leasing

| | |
|-----------|------------------|
| Phase Two | Up to 250,000 SF |
|-----------|------------------|

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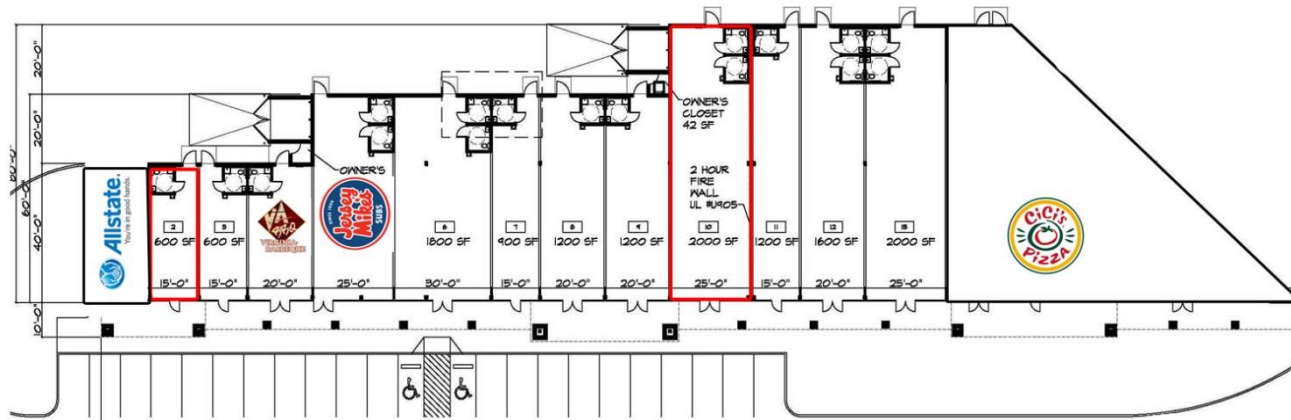
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| Retail Space | | |
|--------------|-----------------------------|-------|
| # | Tenant | SF |
| 1 | Allstate Insurance | 600 |
| 2 | AVAILABLE | 600 |
| 3 | Richmond Camera | 600 |
| 4 | Virginia BBQ | 800 |
| 5 | Jersey Mike's | 1,500 |
| 6-7 | 804 Dance | 2,700 |
| 8-9 | Jade Chinese Restaurant | 2,400 |
| 10 | AVAILABLE | 2,000 |
| 11 | Vi Nail Salon | 1,200 |
| 12 | Woodbrook Sports & Pro Shop | 1,600 |
| 13 | Appomattox River Company | 2,000 |
| 14-16 | CiCi's Pizza | 5,124 |

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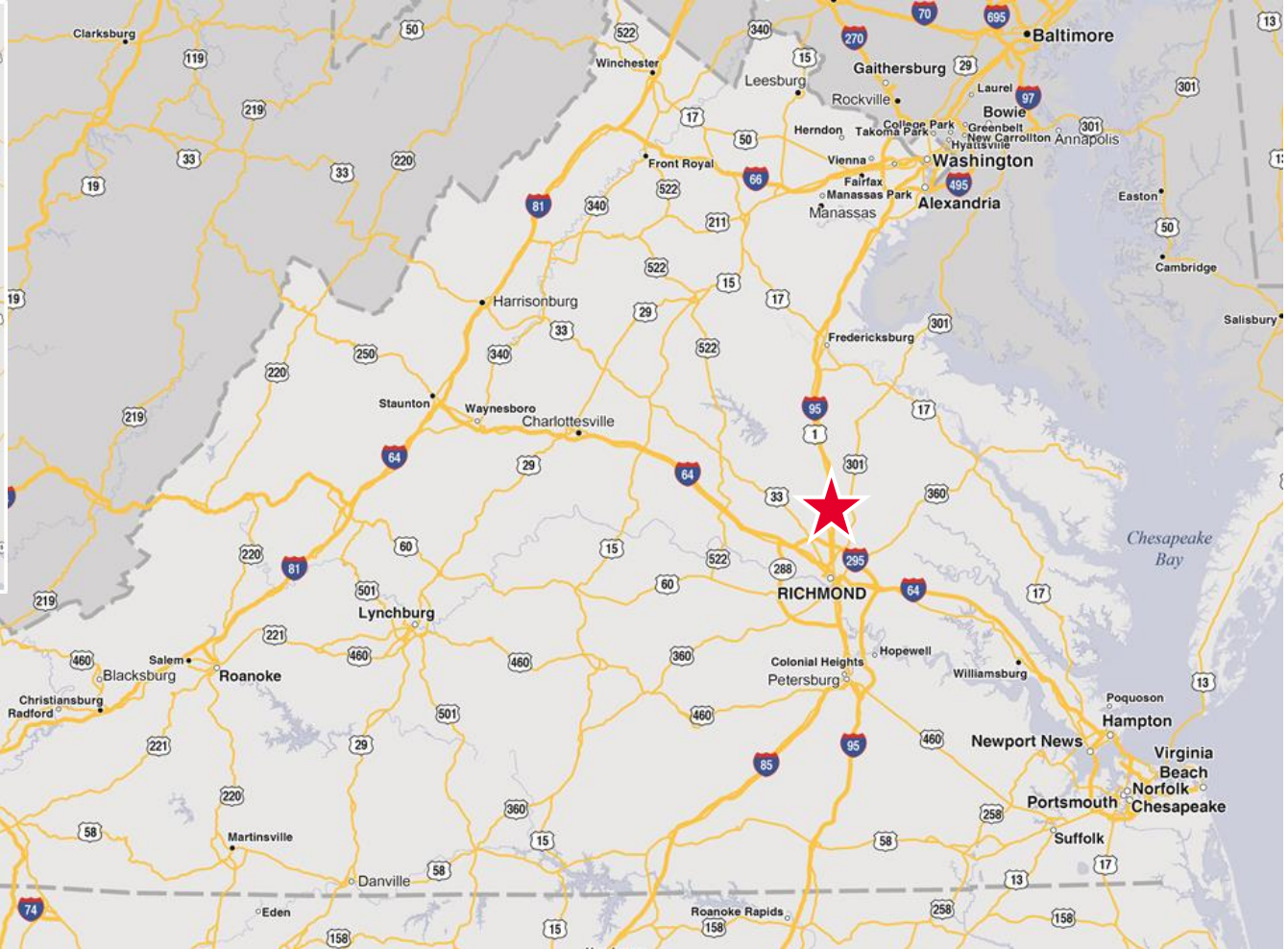
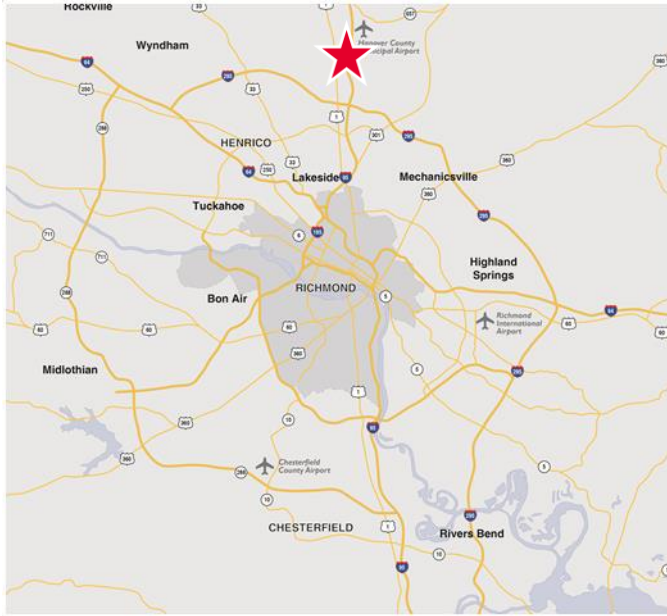
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