

STRATEGIC CORNER LOCATION ADJACENT TO CABELA'S AND WEGMANS



Price Reduced - All Reasonable Offers Considered!
Possible Joint Venture; Financing Available to Well-Qualified Borrowers!

For more information, contact:

MARK DOUGLAS, CCIM, SIOR
 Senior Vice President
 804 697 3418
mark.douglas@thalhimer.com

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

Property Features

- UP TO 12.267 ACRES
- Price reduced to \$5,950,000 (final price reduction)
- Strategic corner location
- Signalized entry
- High traffic counts
- Excellent demographics
- Excellent visibility
- Will consider build-to-suit
- Adjacent to Cabela's & Wegmans
- Just west of Short Pump Town Center
- Excellent access to Route 288 & I-64



Traffic Counts	
W. Broad Street	38,000 VPD
Route 288	70,000 VPD

Join Nearby Retailers

Demographics

	1 Mile	3 Miles	5 Miles	30 Min DT
Estimated Population	6,936	53,634	115,136	954,348
No. of Households	2,503	19,624	45,212	363,096
Avg. HH Income	\$158,483	\$142,400	\$120,061	\$87,345
Daytime Population	6,936	53,634	115,136	529,224

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LAND FOR SALE
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SURVEY



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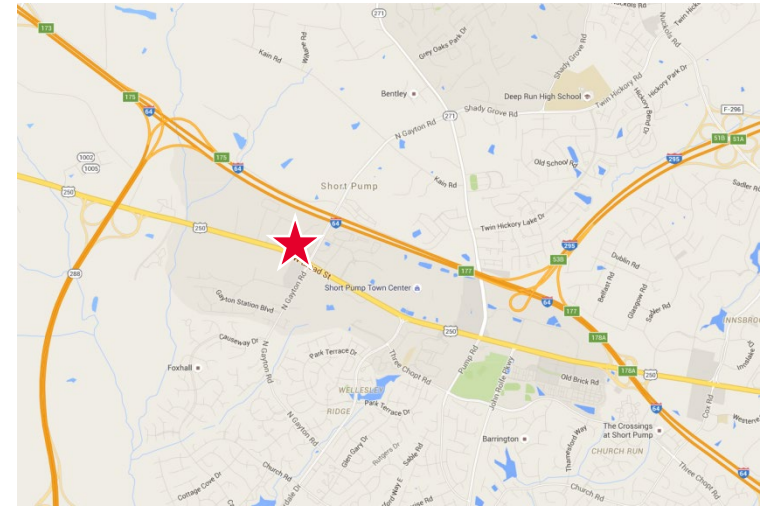
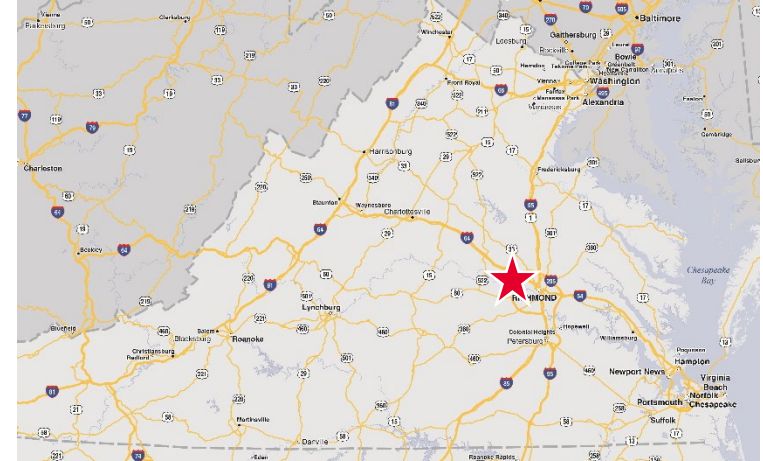
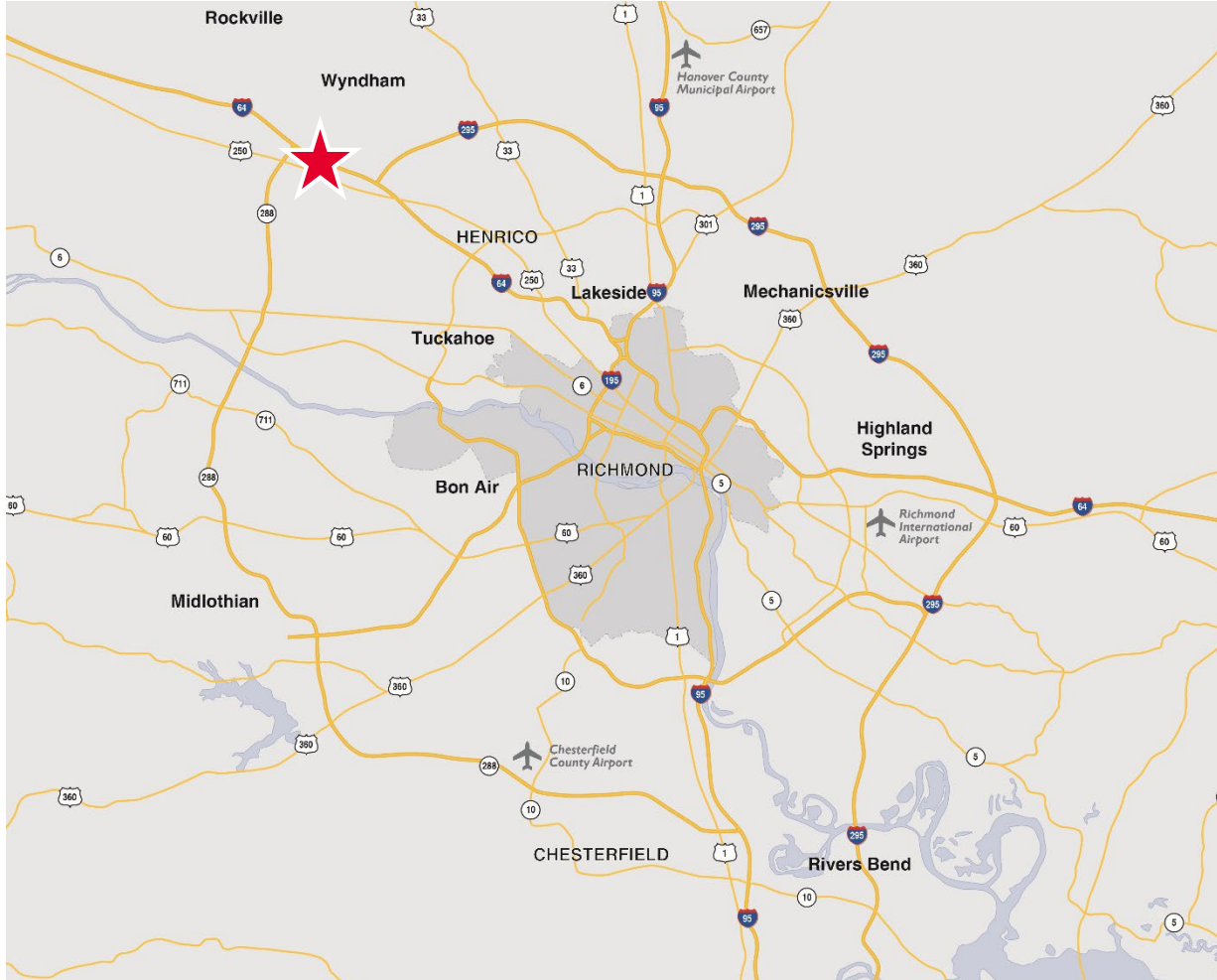
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