



**THALHIMER**

RETAIL FOR LEASE  
**Powhatan Plaza**

2105 Academy Road | Powhatan, Virginia



**Food Lion Anchored Shopping Center**

For more information, contact:

**PAM STRIEFFLER**

Vice President

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Property Features

- 7,200 SF AVAILABLE
- Food Lion anchored shopping center
- Mix of convenience and daily-use businesses
- Fronting on Anderson Highway (U.S. Route 60), Powhatan's major thoroughfare
- High income area, average household income over \$98,000
- Powhatan population increased 28% over the past 15 years

Join Tenants and Nearby Retailers



Demographics

|                 | 3 Miles                    | 5 Miles  | 10 Miles |
|-----------------|----------------------------|----------|----------|
| Population      | 5,993                      | 13,892   | 37,045   |
| Est. Households | 2,099                      | 4,957    | 10,998   |
| Avg. HH Income  | \$86,384                   | \$90,102 | \$98,598 |
| Traffic Count   | 27,000 VPD – U.S. Route 60 |          |          |



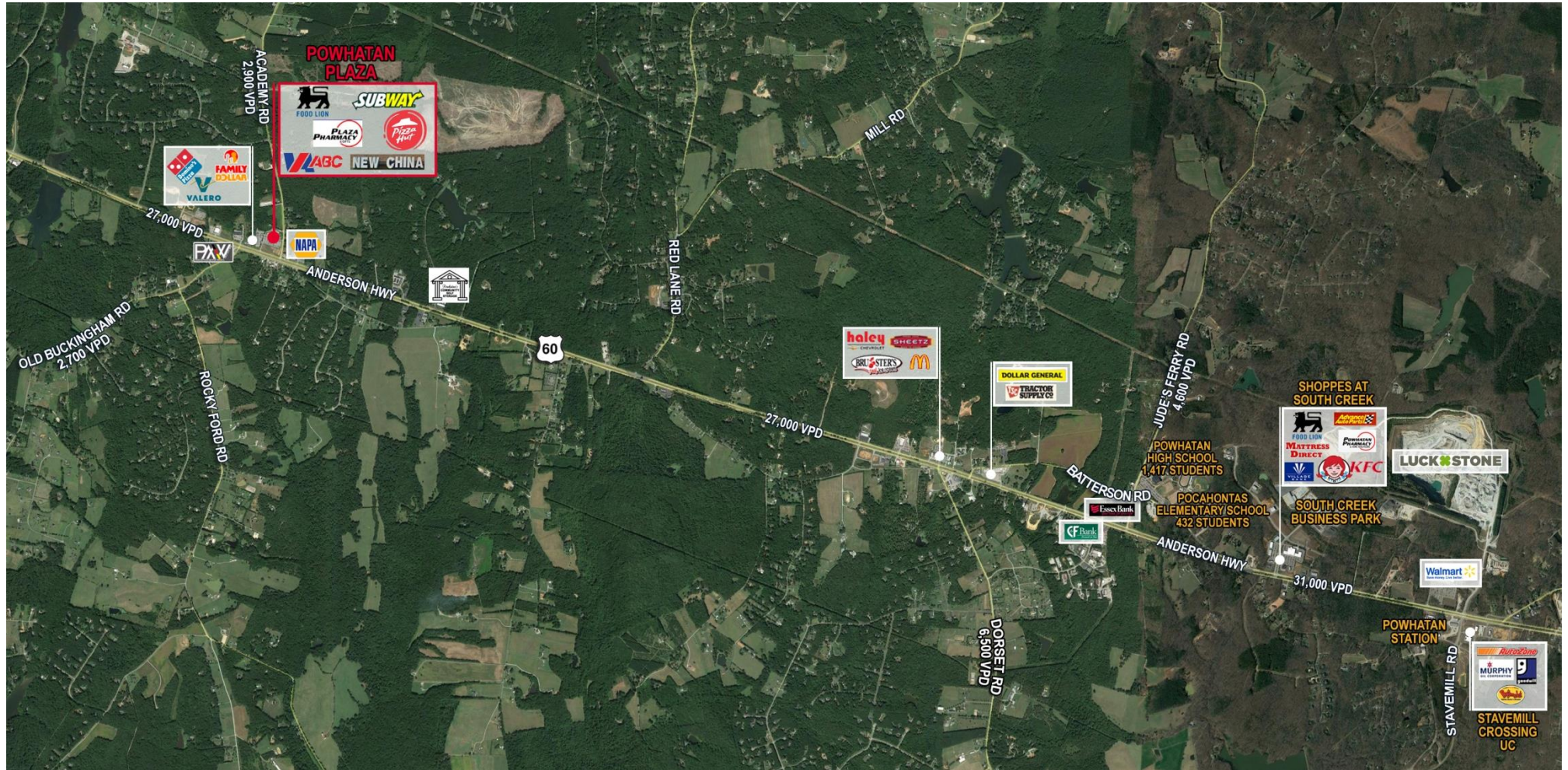
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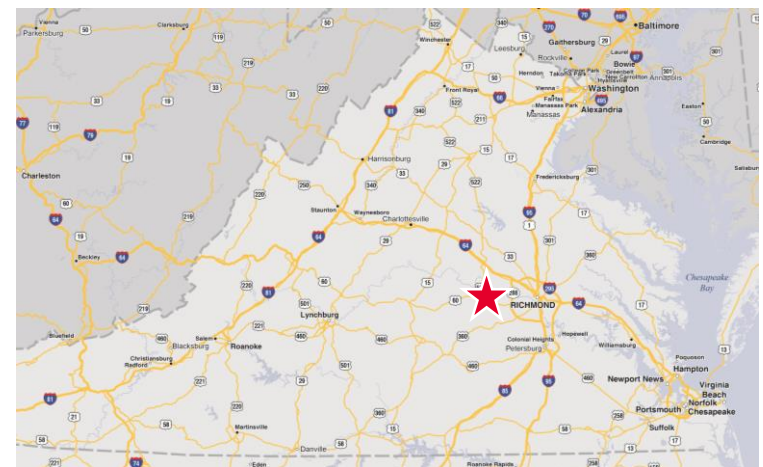
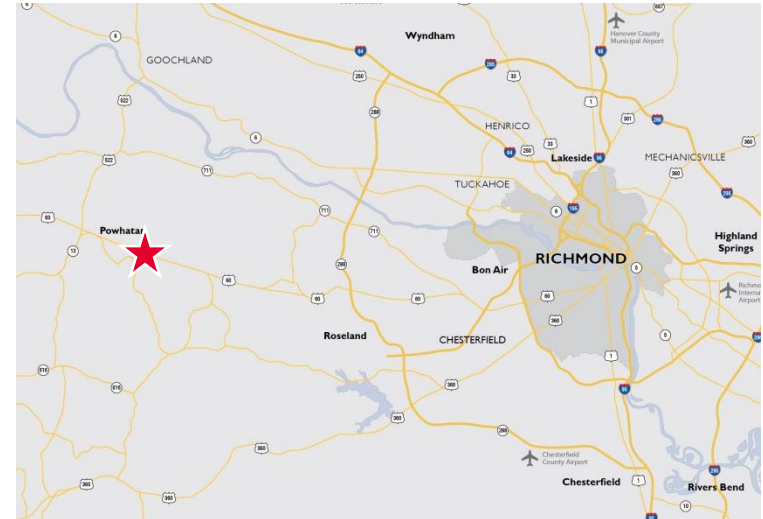
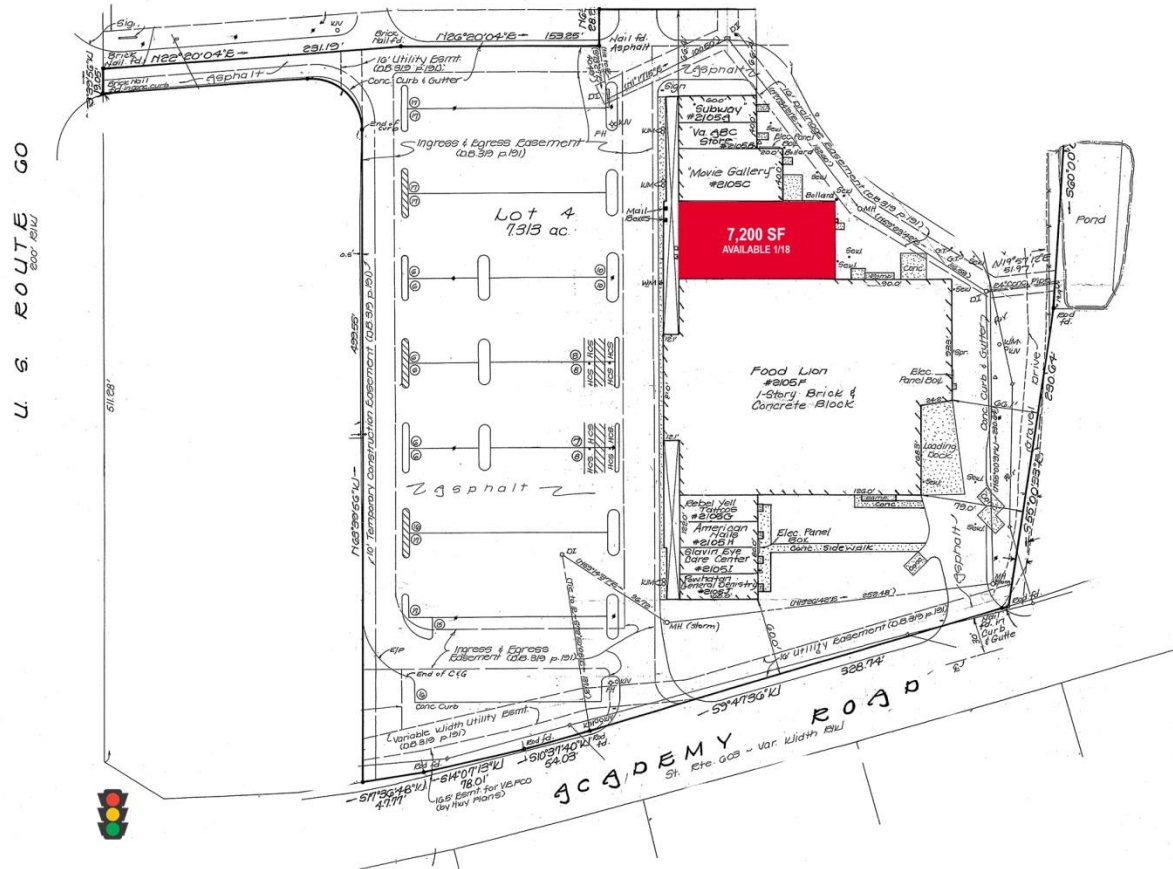
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## Survey



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