

WEST BROAD VILLAGE

RICHMOND, VIRGINIA



TSCG®

OVERVIEW & LOCATION

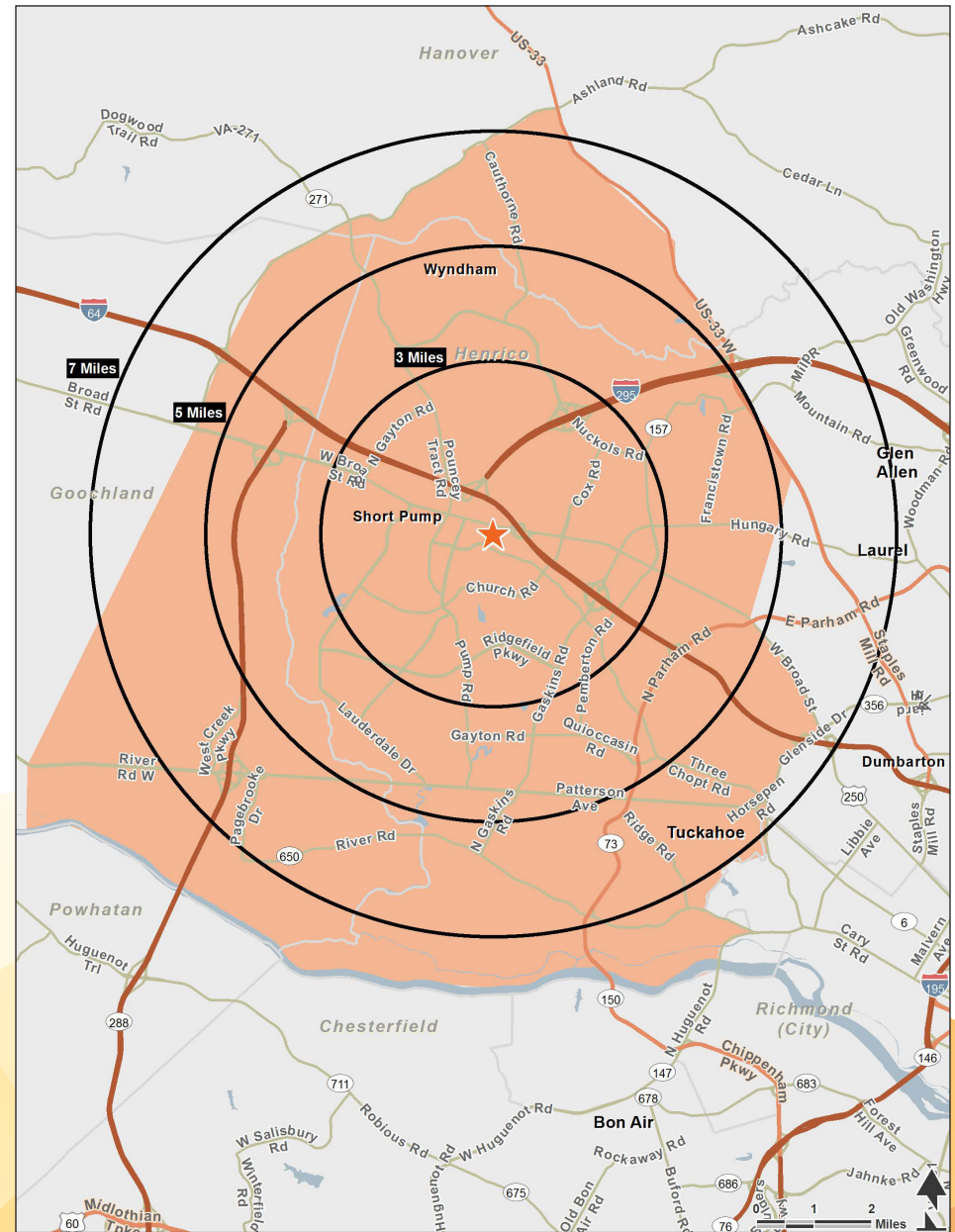
West Broad Village is located at the gateway to Short Pump submarket in Richmond, Virginia. The center is a mixed use development that consists of approximately 400,422 square feet of retail and commercial space, 339 luxury apartments towering over the retail and 545 luxury townhomes that surround the project. The project is anchored by Whole Foods, REI, Golf Galaxy, HomeGoods, along with other retailers: Dave and Busters, Wells Fargo, Carrabba’s, Bonefish, Carolina Ale House and many more. The center is conveniently located just off Interstate 64 along W. Broad Street.

The center benefits from high surrounding daytime population. Center is conveniently located near Innsbrook Office Park, with approximately eight million square feet of office.

Center also benefits from strong demographics with average household incomes of ±\$110,000 and approximately 85,000 people within a three mile radius.

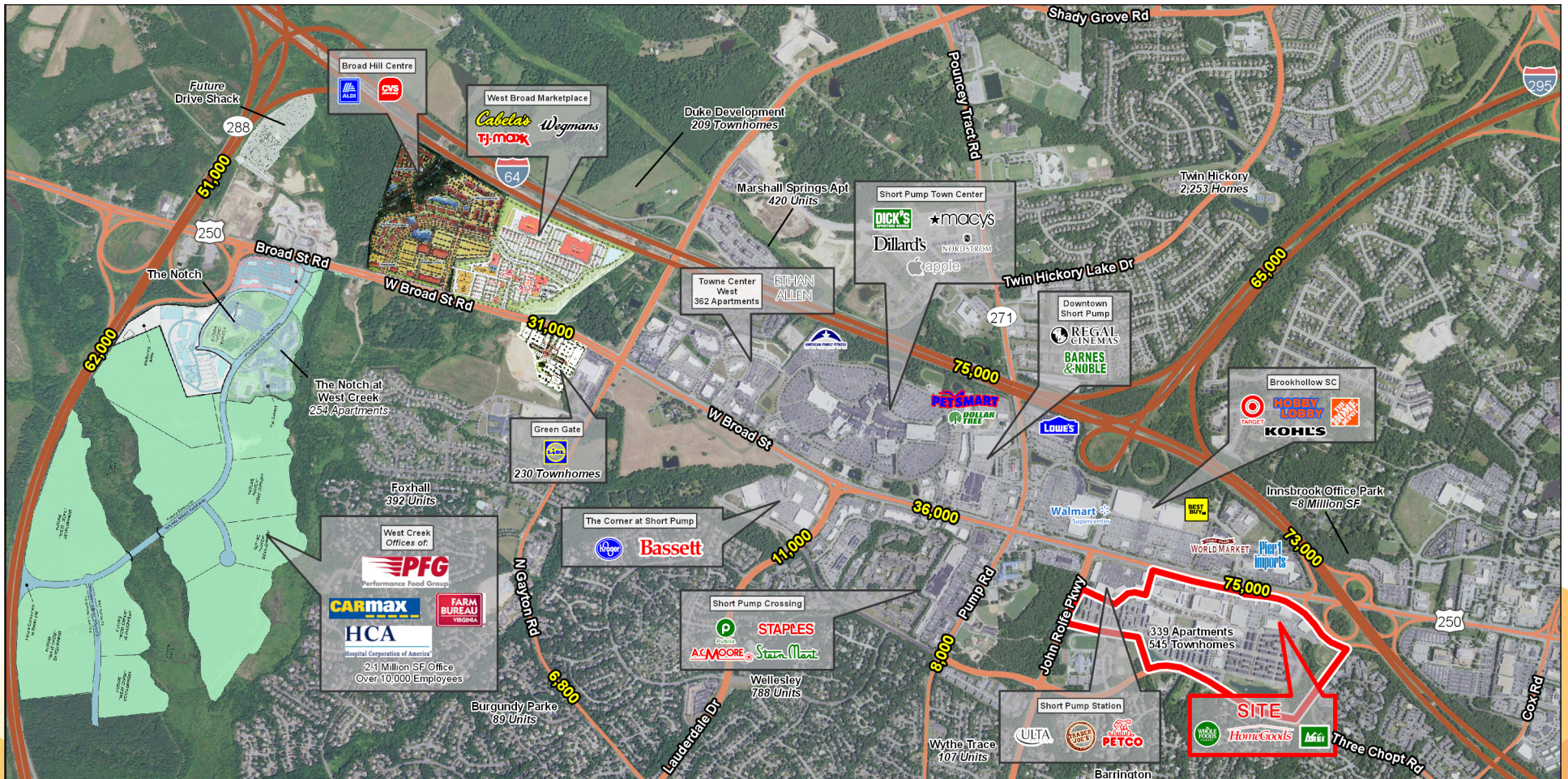
The project is located within a healthy growing retail submarket with approximately 4.7 million square feet of retail.

DEMOGRAPHIC SUMMARY				
2018	3-Mile Radius	5-Mile Radius	7-Mile Radius	Trade Area
Population	85,654	161,623	222,142	155,523
Median Age	37.4	38.6	38.7	39.30
Avg HH Size	2.5	2.49	2.48	2.52
Avg HH Income	\$116,543	\$111,386	\$109,771	\$119,597
Businesses	3,172	5,870	8,697	5,743
Employees	47,995	87,559	133,744	82,816



PROPERTY HIGHLIGHTS

- Mixed use project – Approximately 400,422 SF retail, 339 luxury apartments, 545 luxury townhomes, 135-room Aloft Hotel
- Anchored by Whole Foods, REI, Home Goods, Golf Galaxy
- Located in heart of Short Pump
- Multiple access points along Broad Street
- Space available ranging 1,000 – 23,242 SF
- End cap spaces available
- Abundant parking
- Traffic Counts:
 - I-64: 73,000 AADT
 - W Broad Street: 75,000 AADT





Space	Tenant	Size (SF)
2010	HomeGoods	25,500
2014	Available	3,000
2020	REI	26,530
2151	South University	56,846
2200	Available	15,620
2226	The Oasis	1,875
2228	Ironworks	1,173
2232	All Fired Up	2,579
2240	Available 7.1.2021	6,836
2270-A	Available	3,491
2270-B	Available	1,080
2400	Gather	17,908
2411	Available	4,966
2416	Ray's Italian Ice	1,277

Space	Tenant	Size (SF)
2417	Available	5,146
2421	Phenix Salon Suites	4,293
2426	Outdoor Living Brands	8,222
2436	Available	5,020
2437	Juice Bar	1,942
2442	Mona Lounge & Cigar Bar	2,838
2443	Available	9,906
2448	Village Family Dentistry	1,980
2451	Available	6,384
2452	Sea by Thai	2,650
2501	Children of America	15,000
25230	RTR Law Group	3,044
25200	Eagle Commercial Realty	13,650
4001-B	Dave & Busters	16,000

Space	Tenant	Size (SF)
4001-W	Scents of Serenity	3,859
4020-G	Available	4,622
4021-W	Wells Fargo Financial Advisors	2,742
4026-W	Calico	3,337
4026-W	Bar-ti-zan	5,598
4030-G	Available	3,000
11131	Diamonds Direct	5,797
11151	Wells Fargo Bank	4,500
11173	Whole Foods Market	60,150
11221	Available	7,000
11229	Chuy's	7,600
11237	Carrabba's	6,330
11251	Bone Fish Grill	5,581
11263	Union Bank & Trust	2,750

Space	Tenant	Size (SF)
11275	Available	6,700
NAP	The Flats	5,318
NAP	The Flats Mgmt Office	2,092
NAP	BWBV Mgmt Office	1,100
NAP	Park Lane Tavern	7,944
NAP	Bomb Shell Salon	2,052
NAP	Which Wich	1,667
NAP	Alice McQueen Boutique	2,021
NAP	3 Sports	2,027
NAP	Burger Bach	3,785
NAP	ACAC Fitness	67,709
NAP	Golf Galaxy	24,000

FOR MORE INFORMATION:

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