



RETAIL PROPERTY FOR LEASE

INNSBROOK SHOPPES

W. BROAD STREET AND COX ROAD, GLEN ALLEN, VA 23060



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	2,712 SF
Lease Rate:	Negotiable
Building Size:	74,728 SF

AVAILABLE SPACES **SF**

Suite E	2,712 SF
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PROPERTY OVERVIEW

Retail, office and medical use spaces located in the Innsbrook Shoppes

PROPERTY HIGHLIGHTS

- Perfect for retail, office and medical use
- Excellent visibility to W. Broad Street
- Zoned B-2C
- Easy access and ample parking
- Over 27,000 employees in 2 miles
- New electronic message center located on W. Broad Street that continuously rotates, giving all tenants exposure

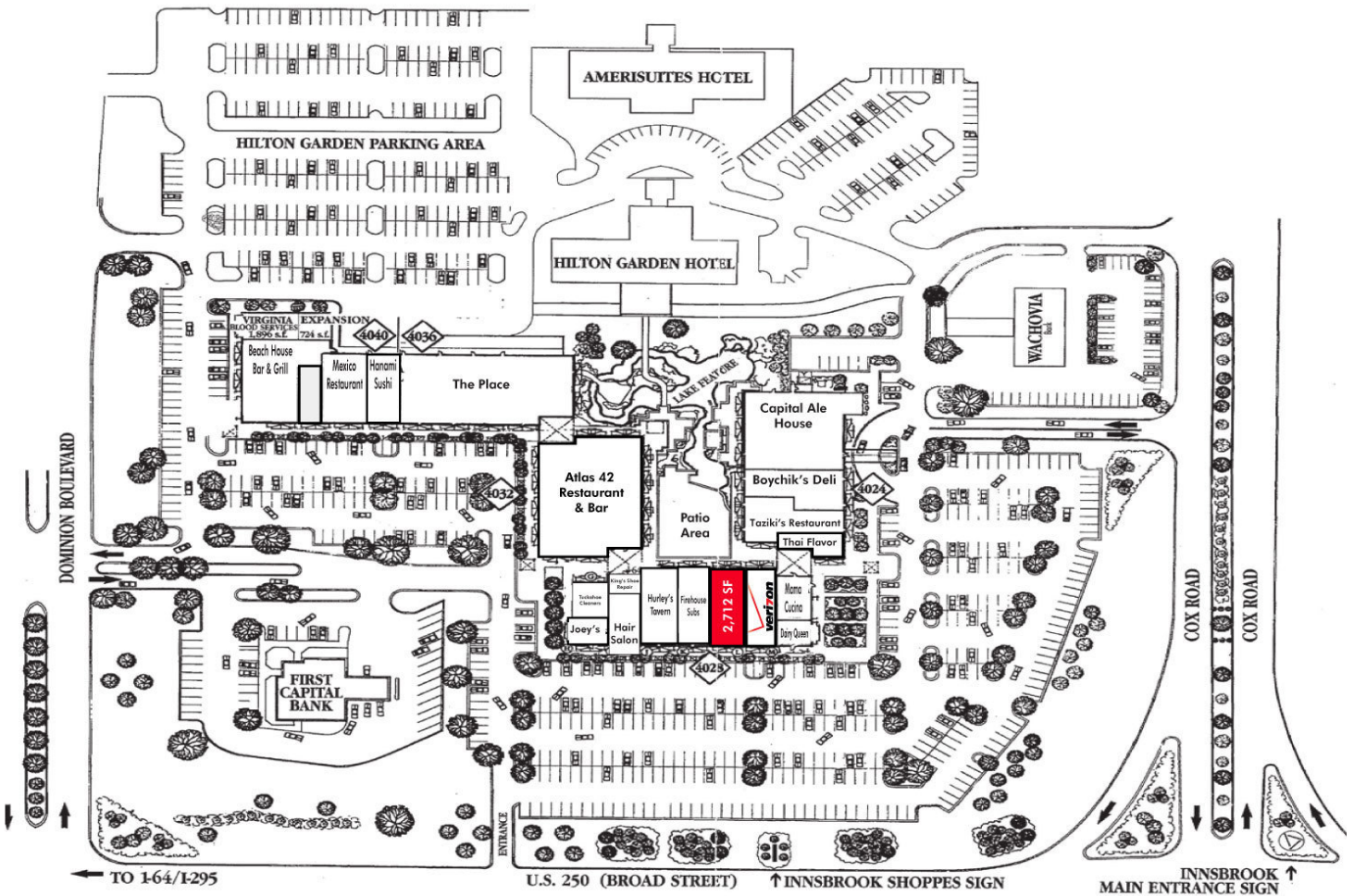
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	7,156	93,926	189,396
Total Population:	16,321	91,803	189,662
Average HH Income:	\$120,363	\$103,458	\$101,106

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SITE PLAN



CRAWFORD PARK AT GREENBROOKE

Insbrook Shoppes

- TAZIKIS
- DQ
- FIREHOUSE SUBS
- verizon
- Joe's
- Scottrade
- Mexico Restaurant

Dominion Shoppes

- Starbucks Coffee
- Woolly's
- Blaze

CARMAX

Wawa

WELLS FARGO

7 ELEVEN

Subway

First Community Bank

DUNKIN' DONUTS

HAVERTYS

BED BATH & BATHING

49,000 VPD

27,000 VPD

PIE FIVE PIZZA

POTTERY BARN

SUPERCUTS

CVS pharmacy

Walgreens

The Summit

- Panera Bread
- T-Mobile
- UPS

golden corral

BB&T

Colonnades West

- SHOE CARNIVAL
- OfficeMax
- ROSS DRESS FOR LESS
- Marshalls

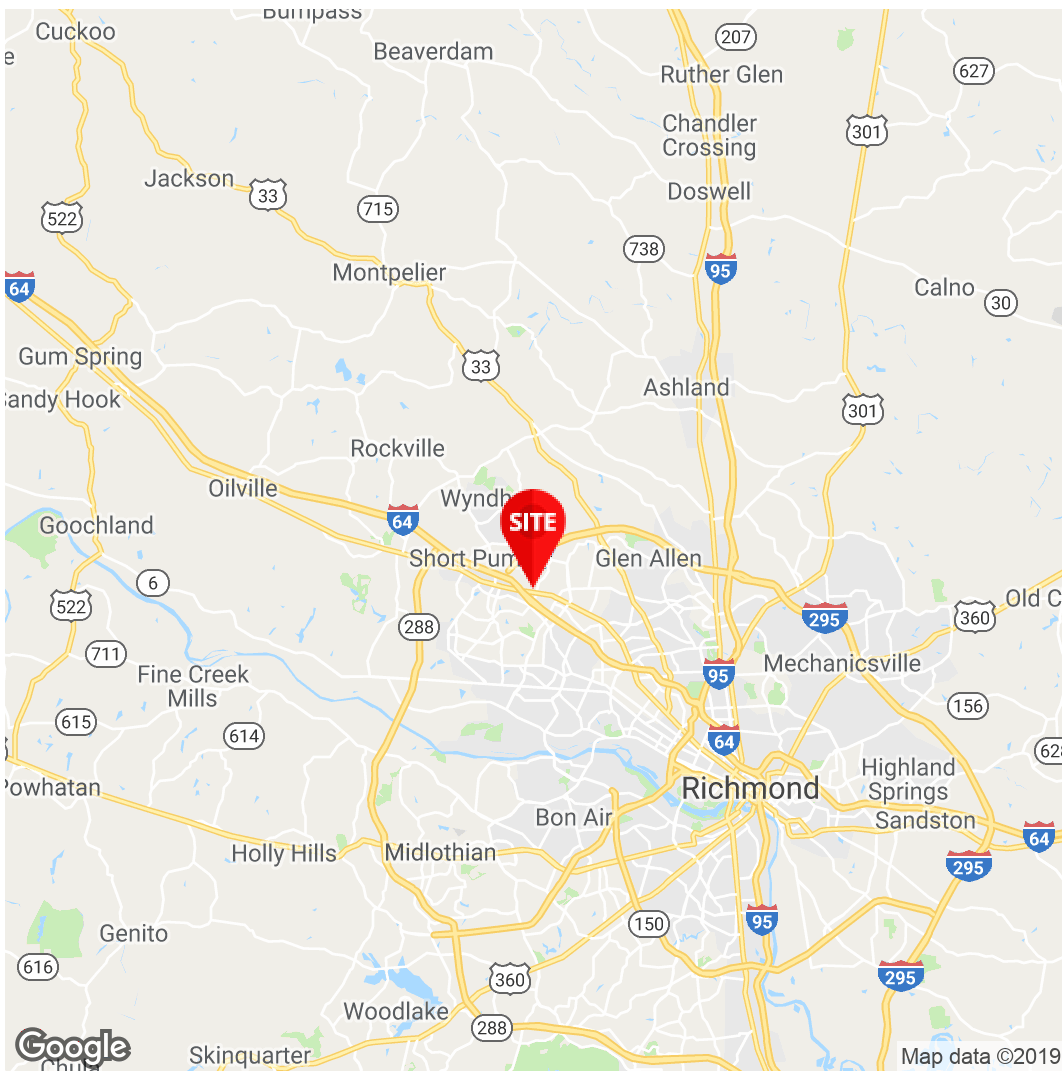
Parkside Marketplace

- FIVE GUYS
- Moe's
- West Marine
- M&T Bank

Shoppes at Twin Oaks

- BIG AL'S BAR & GRILL
- Bank of America
- WEST END CROSSFIT

93,000 VPD



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