



THALHIMER

RESTAURANT/SPECIALTY USER SPACE FOR LEASE

Nuckols Place

Nuckols Road & Twin Hickory Drive | Glen Allen, VA (Richmond MSA)

**RESTAURANT/
SPECIALTY
USER SPACE
FOR LEASE**

**OUTSIDE DINING
SIDE PASEO**

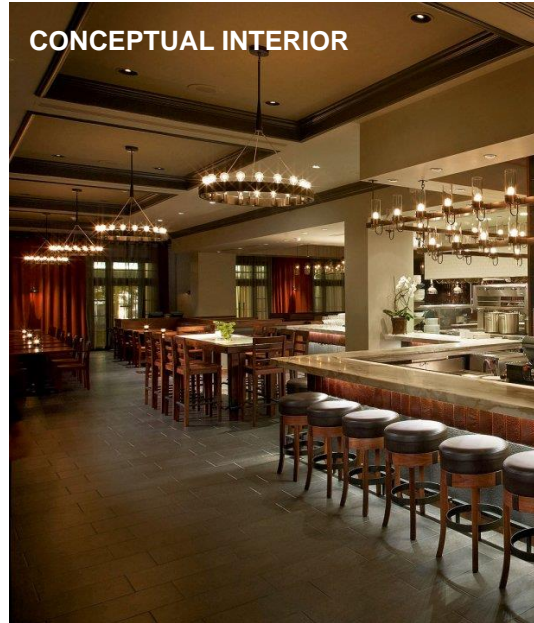
PROMINENT FAÇADE FEATURE



Exceptional Restaurant and Specialty User Opportunity!

Specifications

Size	• 3,540 SF												
Timing	• Immediately												
Space	<ul style="list-style-type: none"> • Feature façade • Full Service – Sit down/fast casual with bar • Exclusive outdoor seating up to 800 SF • Shared paseo with Sedona Taphouse 												
Shopping Center	<ul style="list-style-type: none"> • Brand new Publix anchored center • Off I-295 with excellent visibility to Nuckols Road • One mile from Innsbrook Office Park and within The Concourse at Wyndham Office District 												
3 Mi. Demos	<table border="1"> <tr> <td>Daytime Population</td> <td>36,187</td> </tr> <tr> <td>Population</td> <td>50,383</td> </tr> <tr> <td>Avg. HH Income</td> <td>\$137,209</td> </tr> <tr> <td>Med. HH Income</td> <td>\$120,786</td> </tr> <tr> <td>Education (Bachelor +)</td> <td>64.3%</td> </tr> <tr> <td>Total Businesses</td> <td>2,755</td> </tr> </table>	Daytime Population	36,187	Population	50,383	Avg. HH Income	\$137,209	Med. HH Income	\$120,786	Education (Bachelor +)	64.3%	Total Businesses	2,755
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CONCEPTUAL INTERIOR



SEDONA



PATIO FEATURE

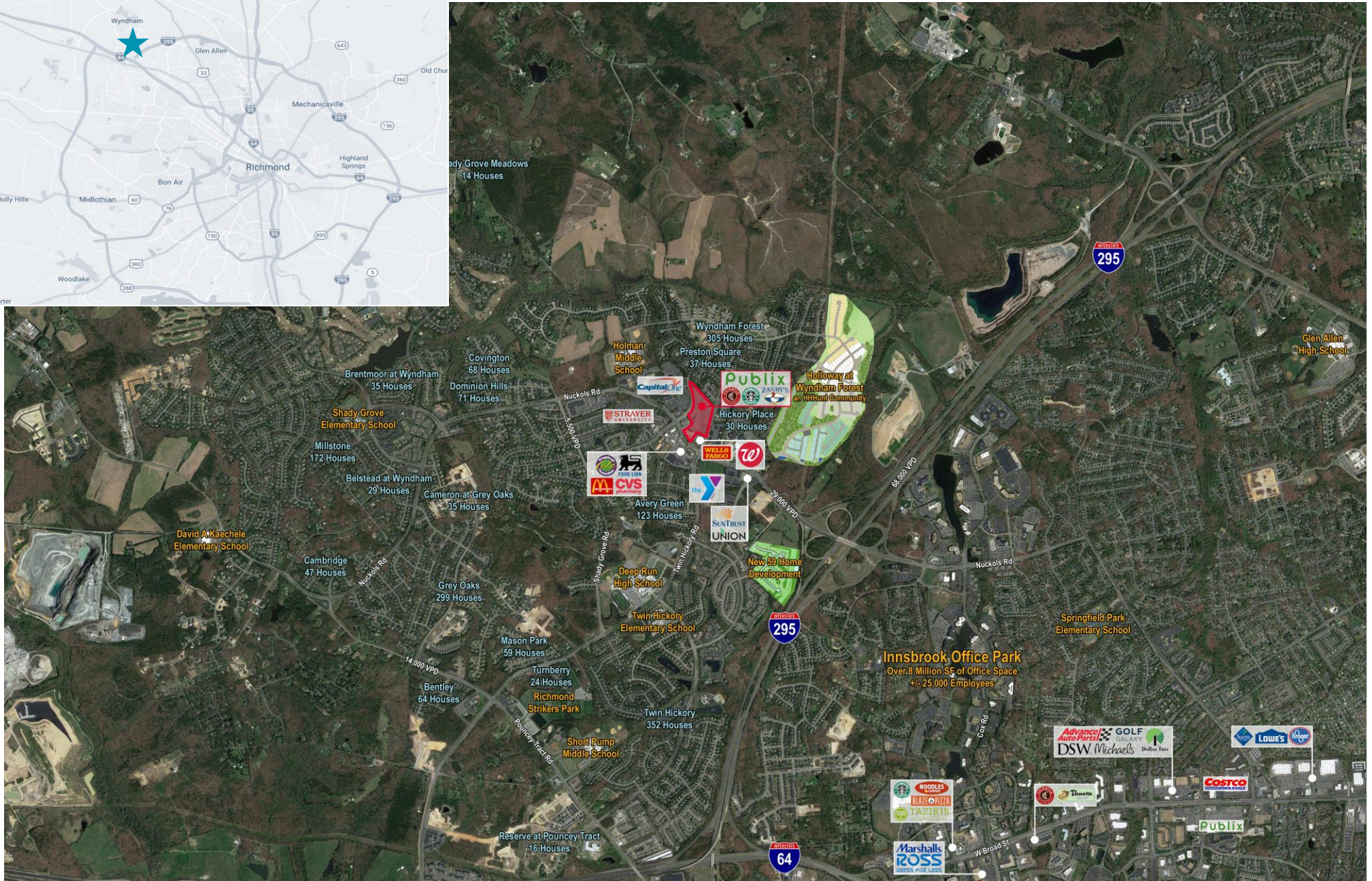
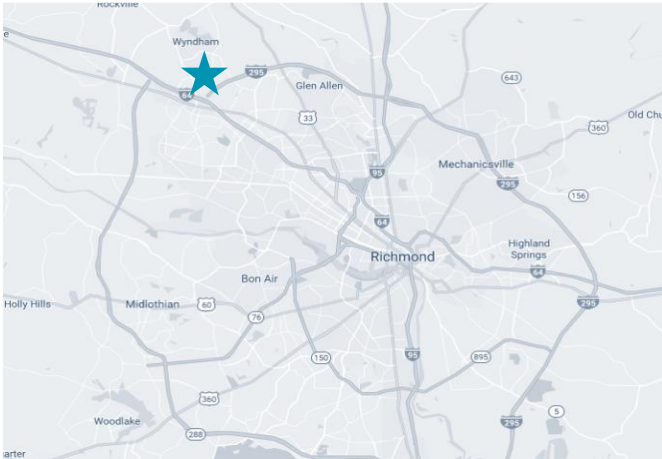


FAÇADE

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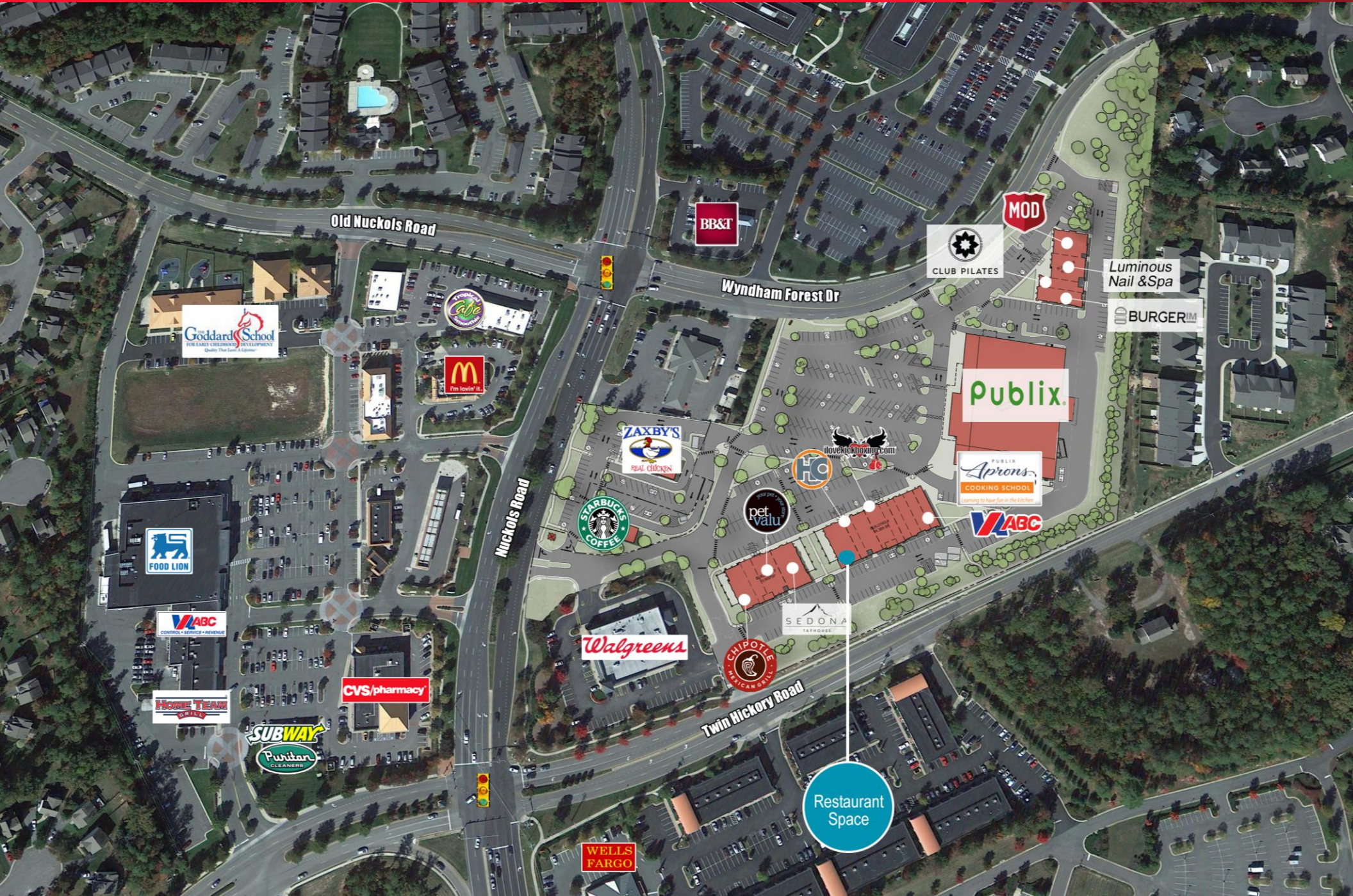
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Goddard School
FOR EARLY CHILDHOOD DEVELOPMENT
Quality. That's our business.

McDonald's
I'm lovin' it.

Zaxby's
REAL CHICKEN

Starbucks
COFFEE

Walgreens

CVS/pharmacy

HOME TEAM
SALES

SUBWAY

Puritan
CLEANERS

ABC
CONTROL • SERVICE • REVENUE

FOOD LION

BB&T

Wyndham Forest Dr

MOD

CLUB PILATES

Luminous
Nail & Spa

BURGER KING

Publix

PUBLIX
Aprons
COOKING SCHOOL
Learning to have fun in the kitchen

ABC

lovechicken.com

pet valu

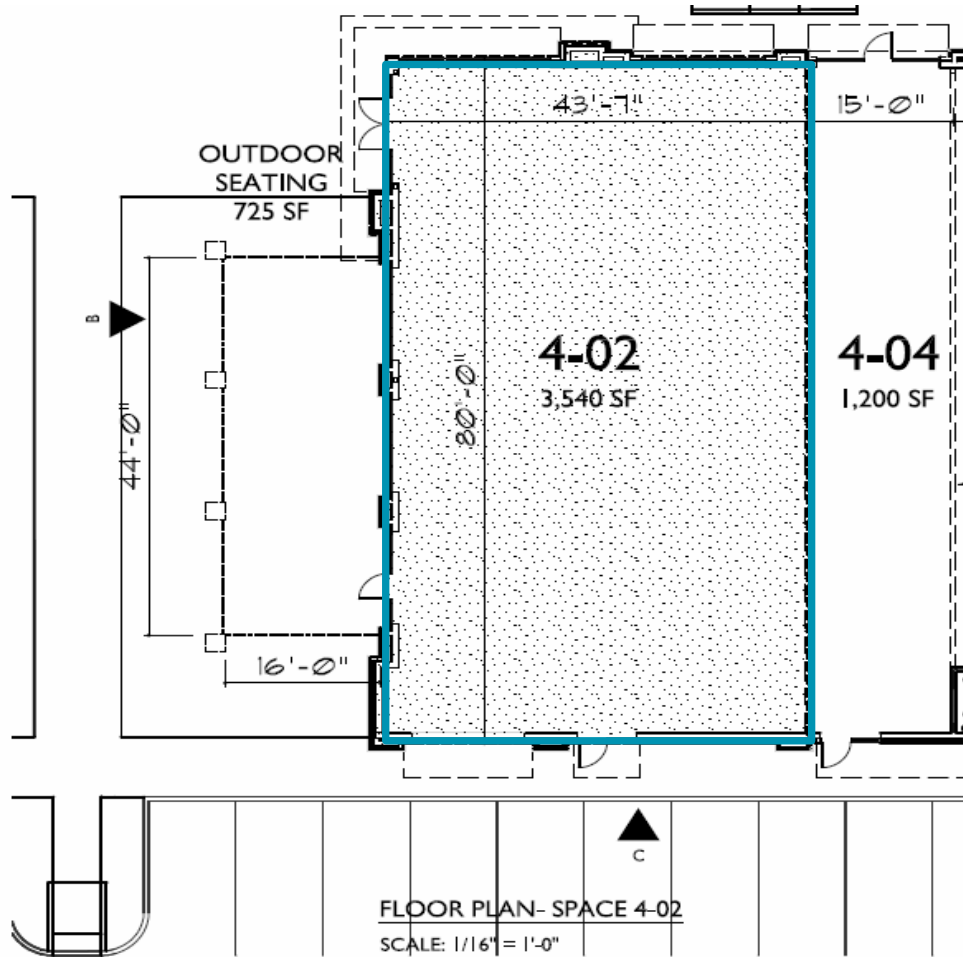
SEDONA
TAVERN

CHIPOTILE
MEXICAN GRILL

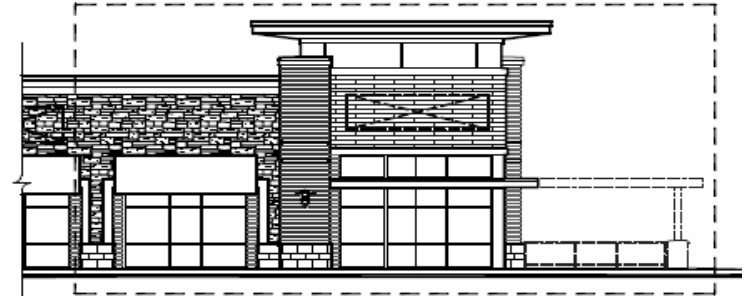
Twin Hickory Road

WELLS FARGO

Restaurant
Space



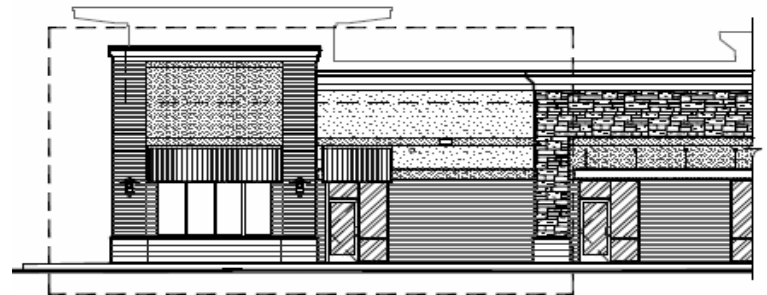
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



For more information, contact:

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OWNER/AGENT

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