



CORNER OUTPARCEL AVAILABLE FOR GROUND LEASE

BROOKHOLLOW OUTPARCEL

11240 W. BROAD STREET, GLEN ALLEN, VA 23060



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF: 1.0± Acres
Initial Ground Lease Rate: \$170,000 per year
Traffic Count: 77,000 VPD on W Broad St

PROPERTY OVERVIEW

Corner outparcel available for ground lease directly across from West Broad Village.

PROPERTY HIGHLIGHTS

- High profile Short Pump location at signalized intersection
- Nearby restaurants include McDonald's, Sonic, Panda Express, Bonefish Grill, Qdoba, LongHorn, Chuy's, Dave & Buster's, Carrabba's, and Burger Bach
- Nearby retailers include Kohl's, Target, Home Depot, Best Buy, Walmart, Hobby Lobby, Lowe's, Petco, Trader Joe's, World Market, Pier 1, Ulta, Tom Leonard's, Whole Foods, and Home Goods

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,552	26,390	62,191
Total Population	6,884	67,695	154,249
Average HH Income	\$111,320	\$109,727	\$97,687
Employees	12,000	45,573	80,440

RETAILER MAP

West Broad Marketplace

Wegmans Cabela's RACK ROOM SHOES

Walmart MATTRESS FIRM

A.C. MOORE ARTS & CRAFTS verizon

hair cuttery B.GOOD

Short Pump Town Center

DICK'S Sporting Goods Dillard's macy's Bath & Body Works

POTTERY BARN Apple LOFT

NORDSTROM WILLIAMS SONOMA Crate&Barrel

CHIPOTLE The Cheesecake Factory COST COCOPINE RED ROBIN

Downtown Short Pump

REGAL CINEMAS

BARNES & NOBLE

WALGREENS

WALMART

Brookhollow Shopping Center

TARGET QDOBA

THE HOBBY LOBBY PANDA EXPRESS KOHL'S

SONIC America's Drive-In MCDONALD'S HOBBY LOBBY

Greengate

LIDL CYCLEBAR mellow MUSHROOM STARBUCKS

RED SALT CHOPHOUSE THE DAILY KITCHEN & BAR GINGER & JUICE

The Corner At Short Pump

Kroger carter's Olive Garden

Bassett OSHKOSH

Promenade Shops

DUNKIN' DONUTS FedEx Kinko's

MATTRESS FIRM

Plow&Hearth.

Short Pump Crossing

Stein Mart STAPLES Total Wine & MORE

WABC BUNNEN BREAD BAGELS Chick-fil-A

Publix

Short Pump Station

TRADER JOE'S

petco five BELOW

new balance sweetFrog

West Broad Village

WHOLE FOODS HomeGoods KREI

BONEFISH GRILL DSB BURGER BACH GOLF GALAXY

CARRABBA'S Chuy's KONA GRILL

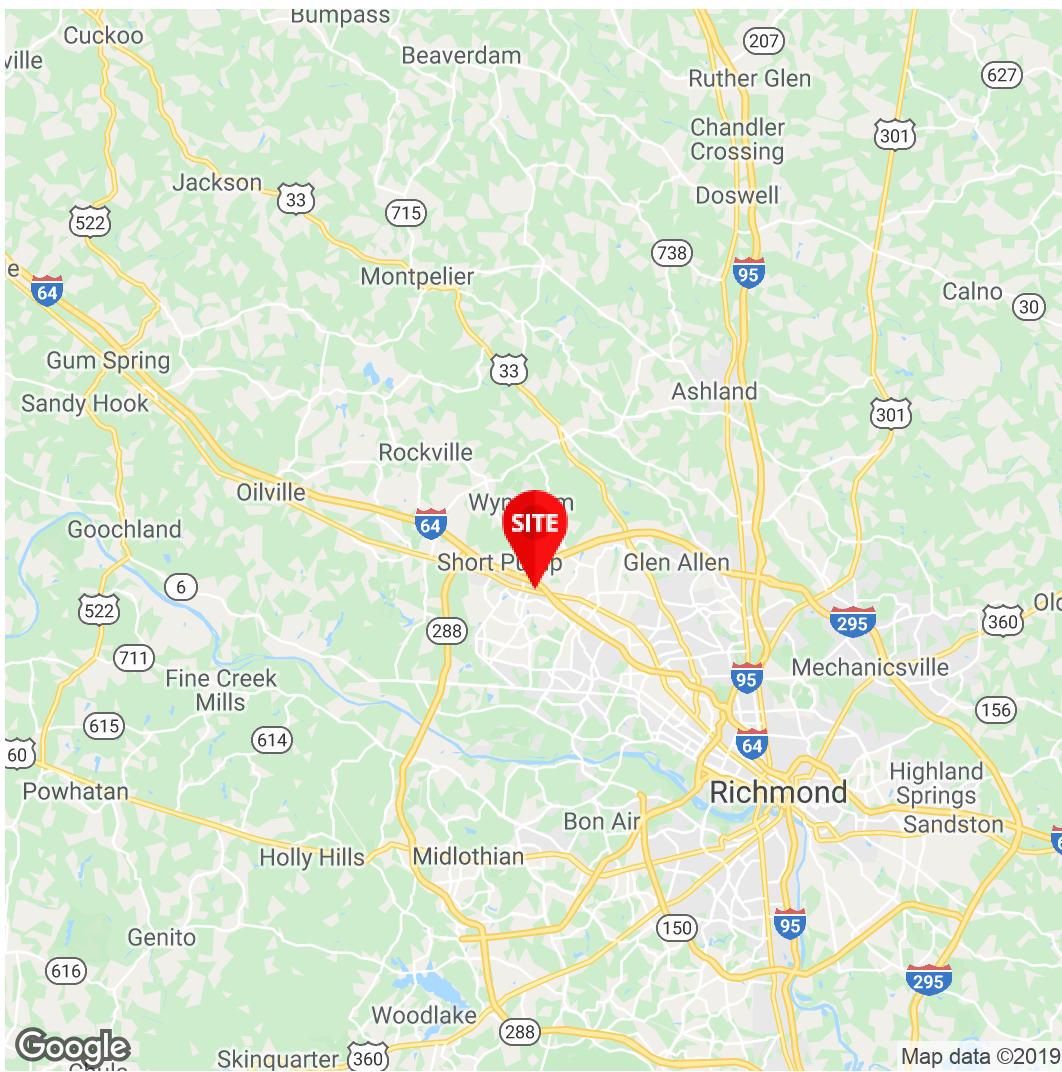
LOWE'S

Walmart

SITE

52,000 VPD

77,000 VPD



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