



**THALHIMER**

RETAIL FOR LEASE  
**Shoppes at Twin Oaks**  
3601-3641 Cox Road | Richmond, VA

**RESTAURANT SPACE AVAILABLE**



For more information, contact:

**NICKI JASSY**  
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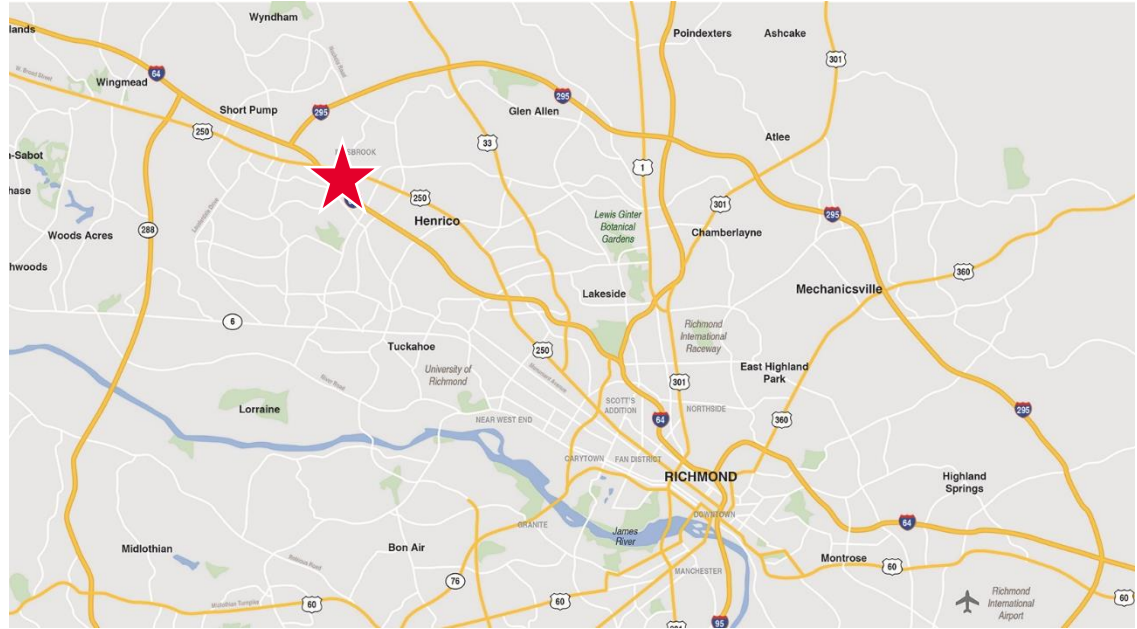
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**Property Features**

- 5,000 SF (up to 10,694 SF) AVAILABLE
- ENDCAP – former restaurant
- Excellent visibility
- Monument signage
- Cox Road – 16,000 VPD
- Broad Street – 49,000 VPD
- Across from Innsbrook Office Park w/ approx. 7 mil SF of office

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	7,030	89,795	181,438
Avg. Household Income	\$122,473	\$109,841	\$107,108
No. of Households	3,123	35,397	72,511
Daytime Population	15,076	51,863	100,775



**Join Tenants & Nearby Retailers**



**Area Employers**



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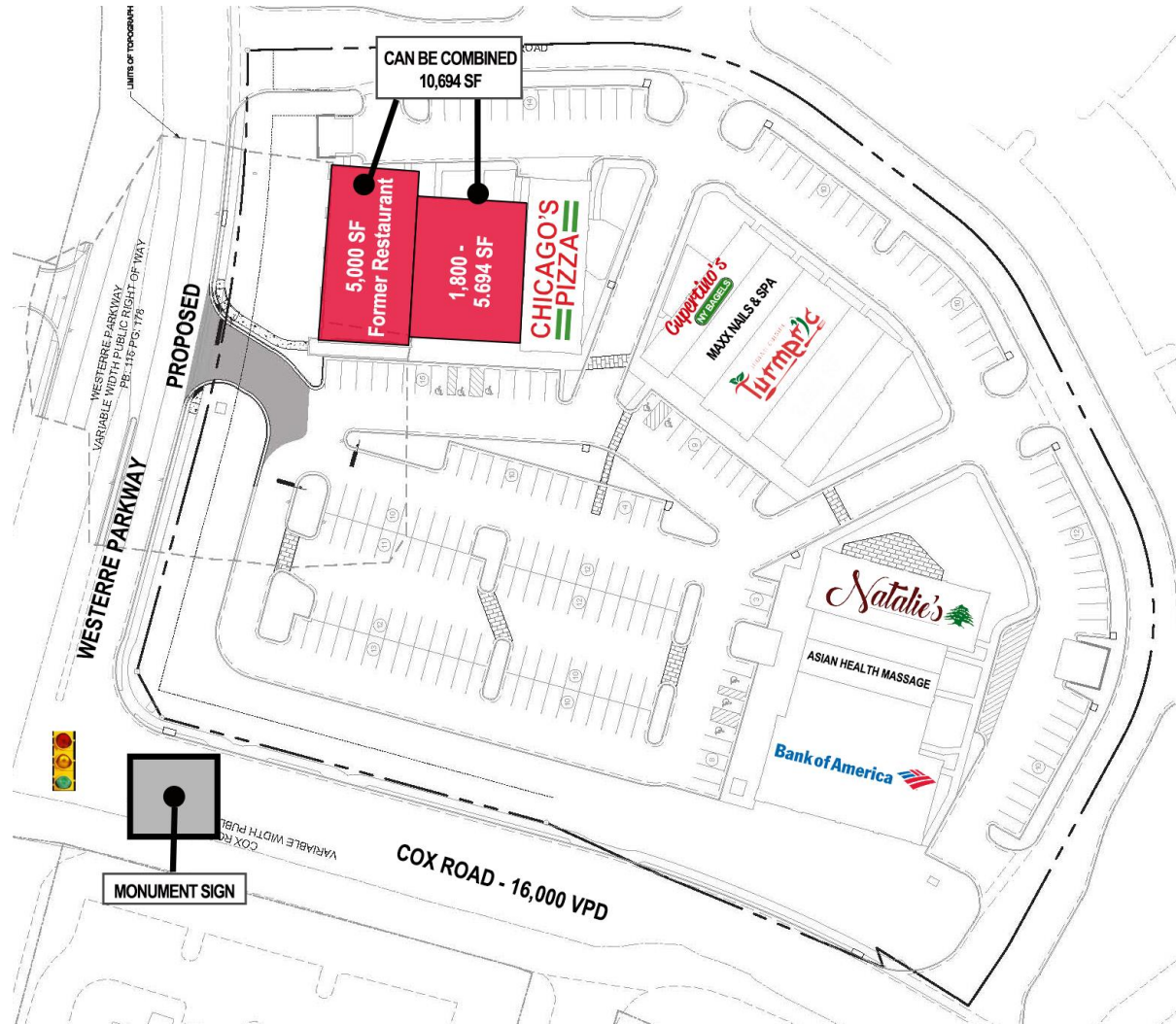
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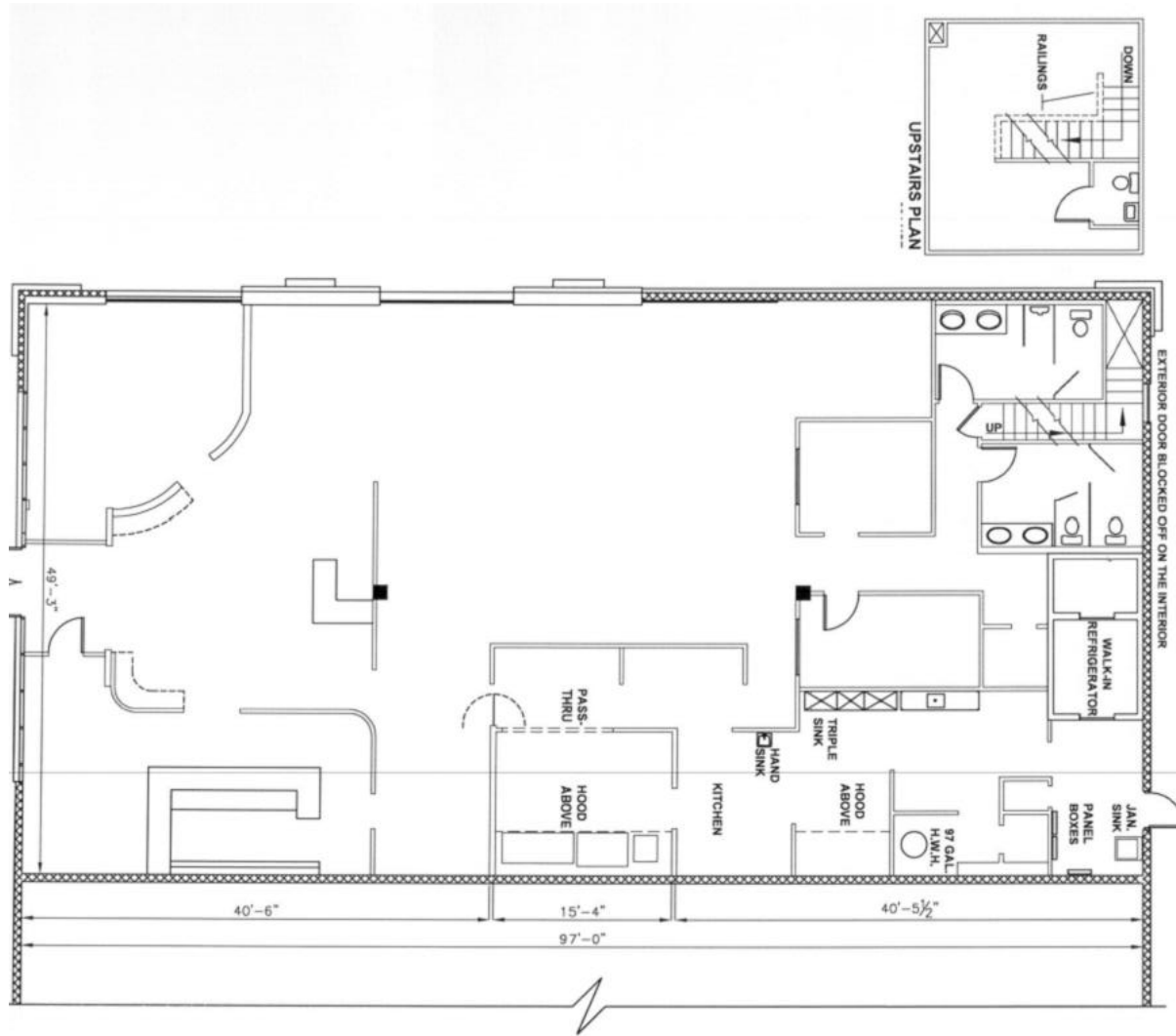
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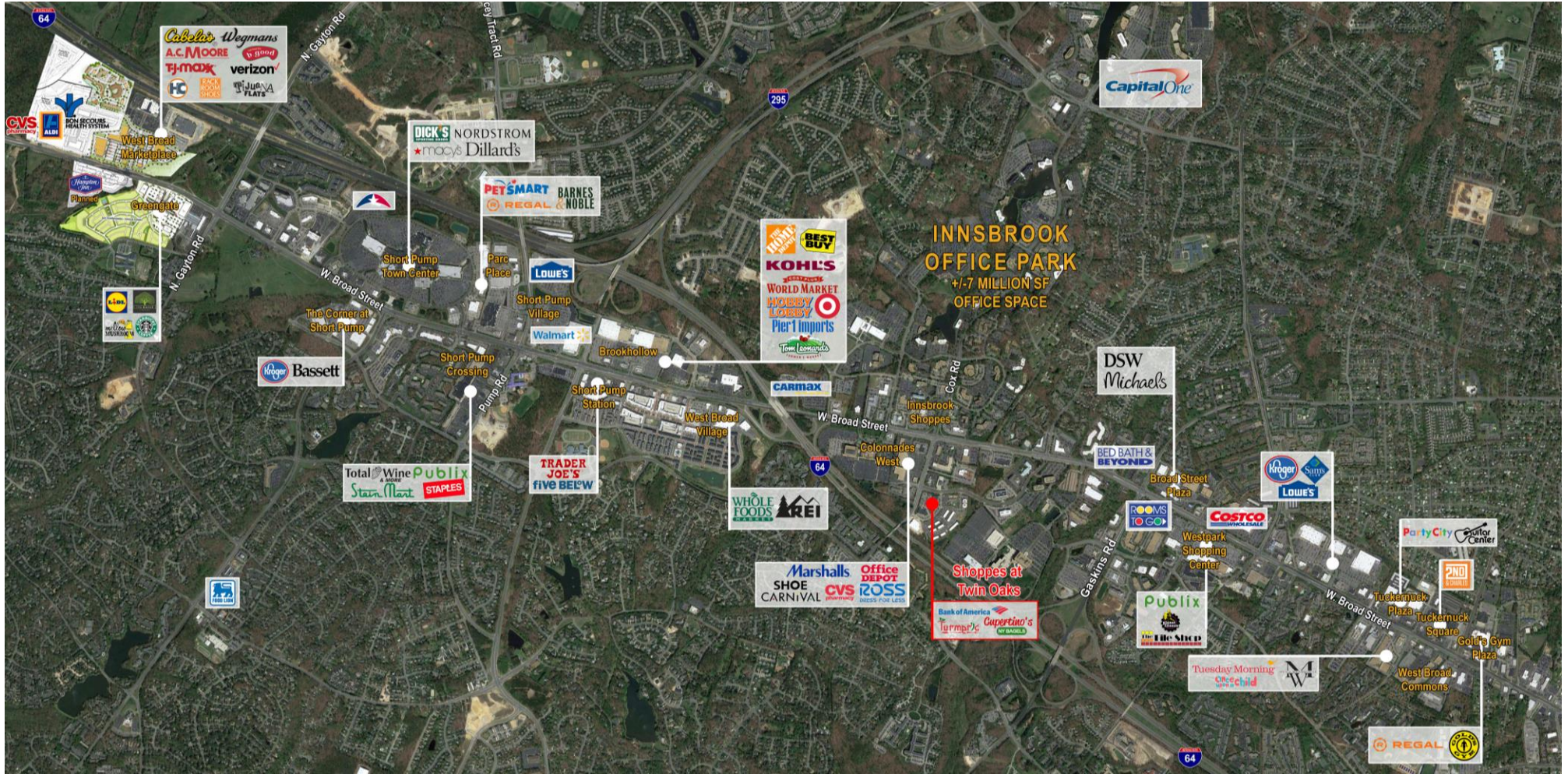
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