



**THALHIMER**

# OUT PARCEL IN FRONT OF REGIONAL MALL FOR LEASE REGENCY SQUARE

QUIOCCASIN ROAD & STARLING DRIVE, HENRICO (RICHMOND) VA

3.17 ACRE OUTPARCEL



## HARD CORNER INTERSECTION OF QUIOCCASIN AND STARLING DRIVE

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## AT A GLANCE

Regency Square is conveniently located one & one-half miles off Interstate 64, the primary East-West access for the Richmond market. The center is located in a retail hub including Walmart, BJ's Wholesale, Kroger, Fresh Market, Staples and Petco.

Regency Square is centrally situated to attract shoppers from the most affluent residential areas in the Richmond market. Within the center's 5 mile radius the average household income is \$99,110.

## RENOVATION AND REDEVELOPMENT

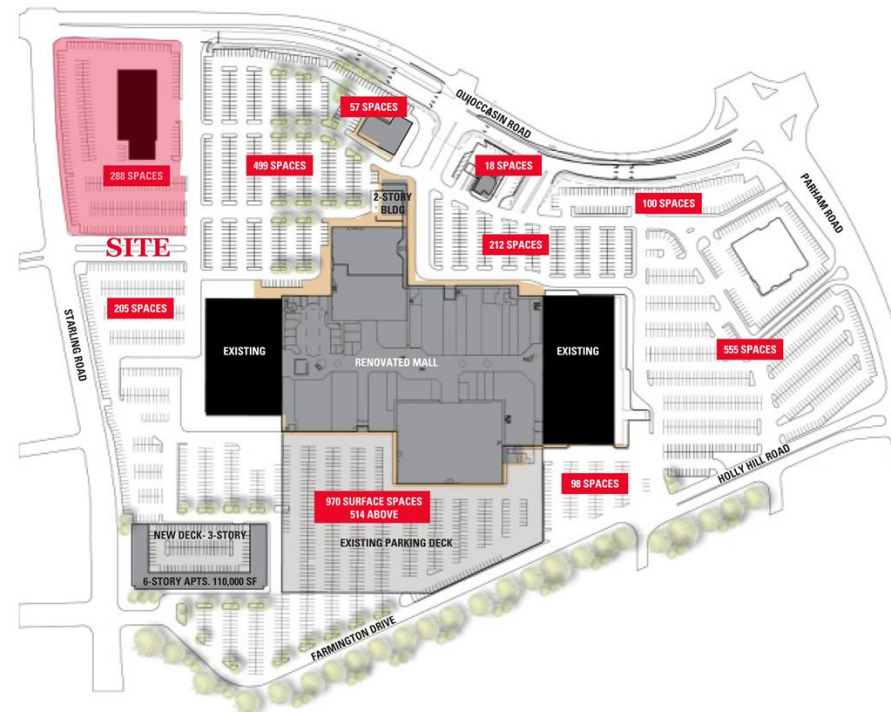
Regency Square is in the beginning stages of a multi-million dollar renovation and redevelopment. The finished project will create a new signature entrance by removing the Quioccasin Road access ramp and parking deck, and installing a new stop-light aligning the entrance with Wal-Mart and the Parham Plaza Shopping Center. The finished project will redefine the main mall entrance façade and entry plaza as well as new anchor positions and pads surrounding the mall including entertainment and restaurant uses as well as the design for a multi-family and hotel component.

## SITE INFORMATION

Location	1.5 miles south of I-64 at exit 181 in Richmond, VA
Market	Richmond MSA (1.3 million population)
Description:	Outparcel
Total Retail SF	850,000 SF
Site Size	3.17 acres

	1-Mile	3-Mile	5-Mile
Population	12,077	83,074	192,562
Average HH Income	\$71,664	\$98,974	\$99,110
Median Age	38.2	37.5	38.6
Daytime Population	6,588	72,770	165,634

### SELECT TENANT ROSTER



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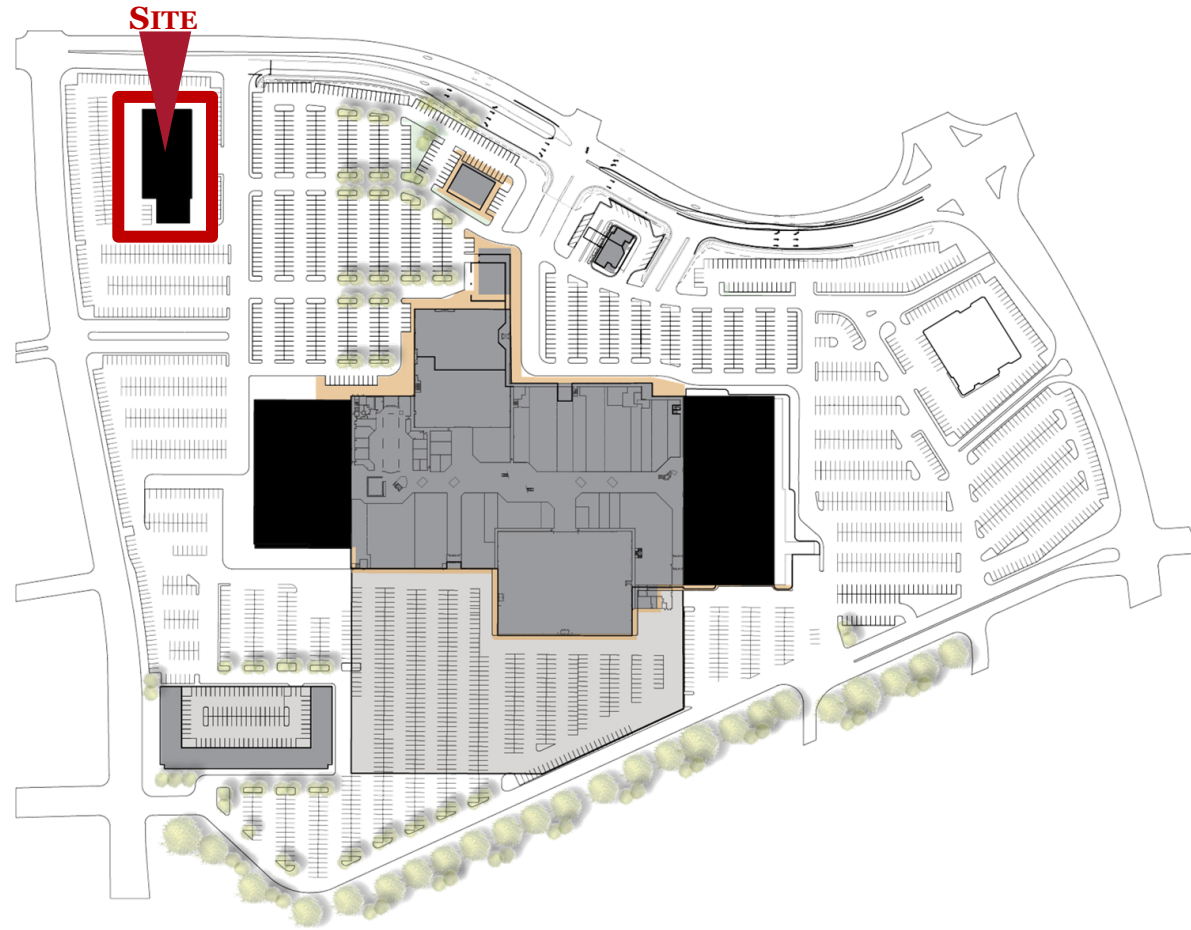
### Specifications

Available SF	19,000 SF Existing Building
Zoning	B3
Parking	288 Spaces
Building Height	22'
Year Built	1976

### Traffic Counts

Quioccasin Road	22,000 VPD
Parham Road	25,000 VPD

### Join Tenants/Nearby Retailers



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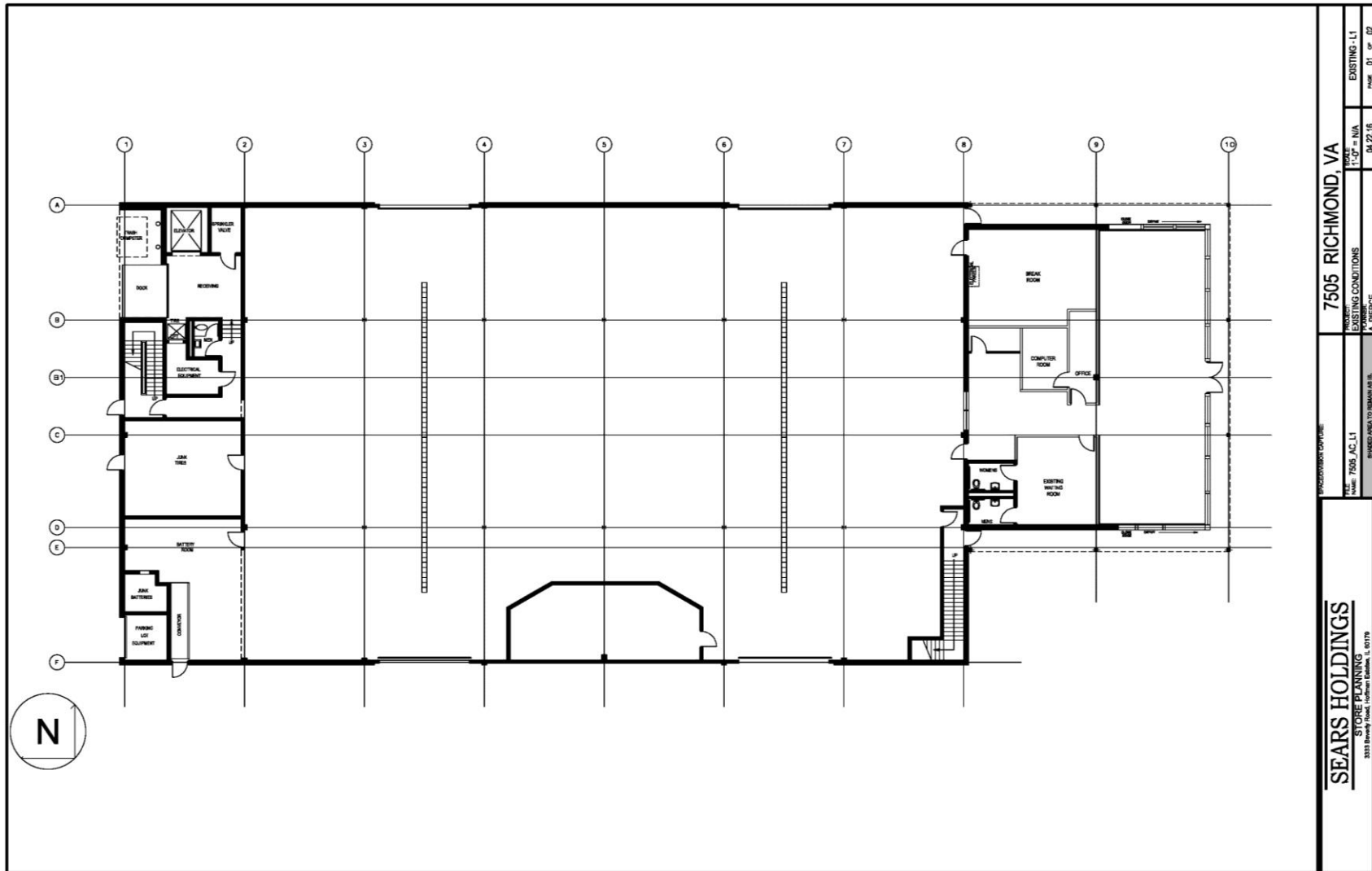
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