



# POUNCEY PLACE

POUNCEY TRACT ROAD & TWIN HICKORY LAKE DR | GLEN ALLEN, VA 23059

## FEATURES

- **New Retail Development Coming Soon - Now Pre-Leasing!**
- **Anchor space available.**
- **1-10 acre pad sites available for lease or ground lease.**
- Zoned B-2C.
- Flexible configurations.
- Less than a mile from *Short Pump Town Center*.
- Signalized intersection.
- Located in the heart of major commercial and residential developments in Henrico County.
- Excellent demographics.

## DEMOGRAPHICS\*

\* Detailed demographics upon request

	1 mile	3 miles	5 miles
2017 Population	6,856	63,176	137,519
2021 Projection	7,225	66,265	143,903
Avg HH Income	\$148,859	\$141,163	\$110,791
Daytime Employment	9,925	43,771	76,034

**Traffic Count** 12,279 VPD on Twin Hickory Lane Drive  
 28,000 VPD on Pouncey Tract Road  
 135,000 VPD on I-64



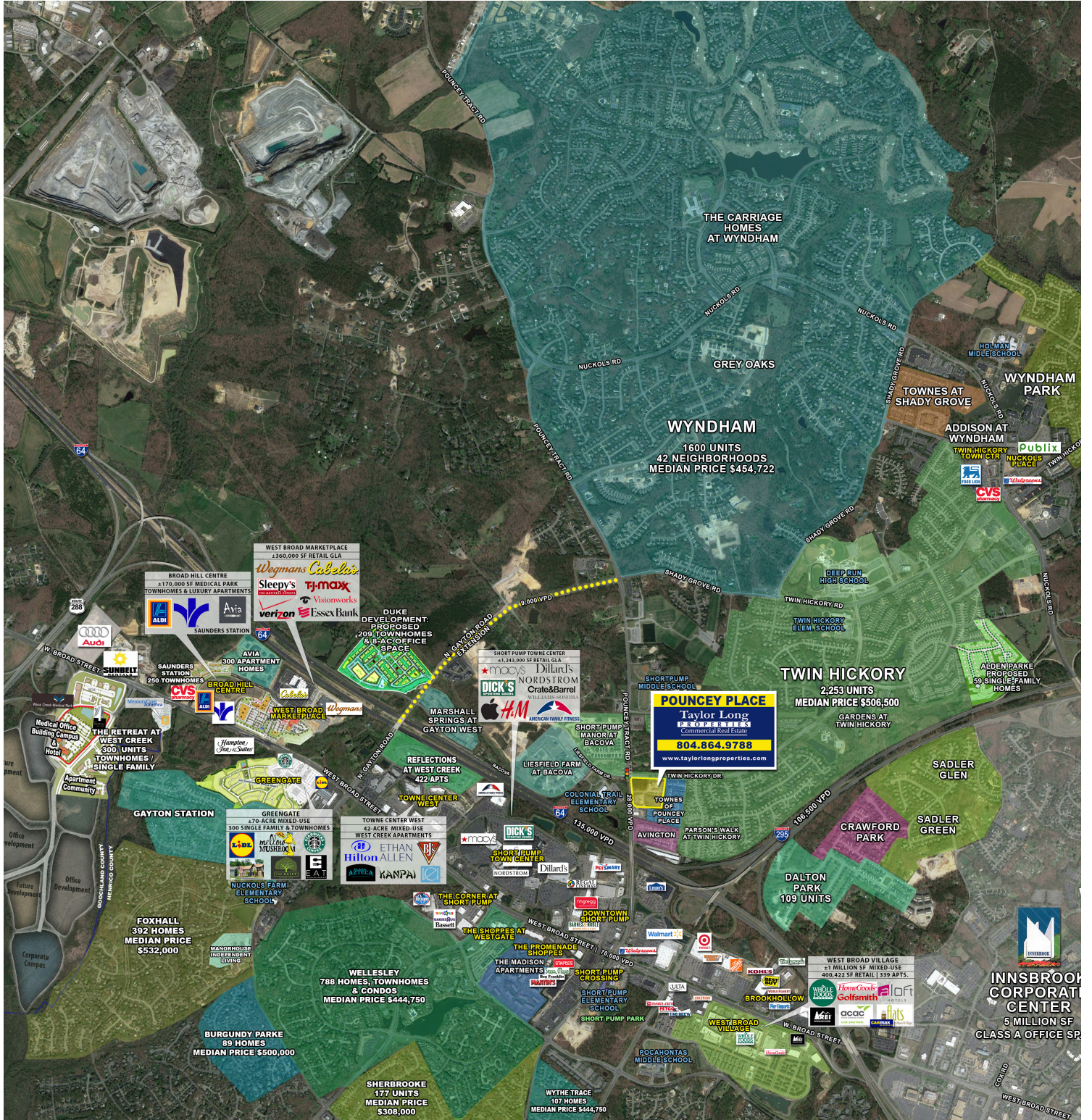
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**BDC**  
**BLACKWOOD**  
 DEVELOPMENT COMPANY, INC.  
*Another Blackwood Development Project*

**Taylor Long**  
**PROPERTIES**  
 Commercial Real Estate

# AERIAL





# MAP/AERIAL CLOSEUP

