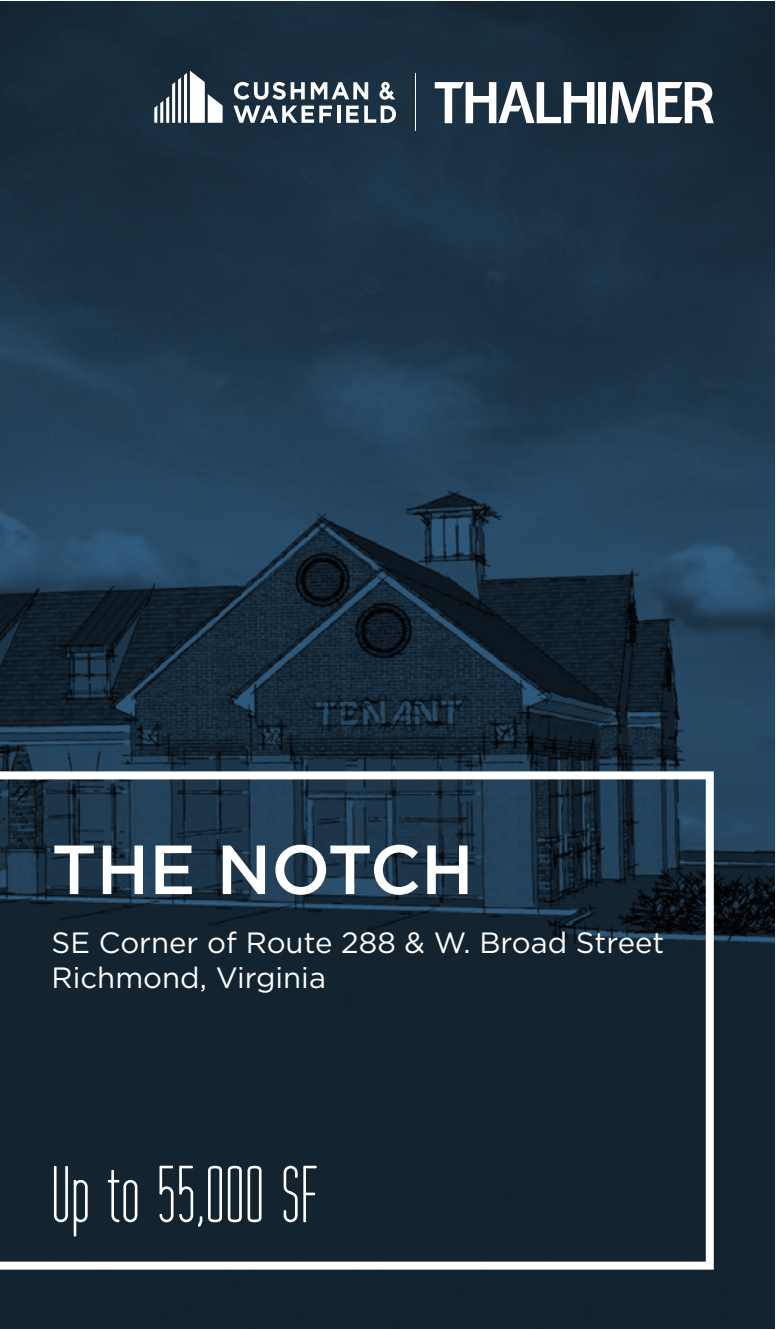




*For Lease, Ground
Lease or Sale*



THALHIMER



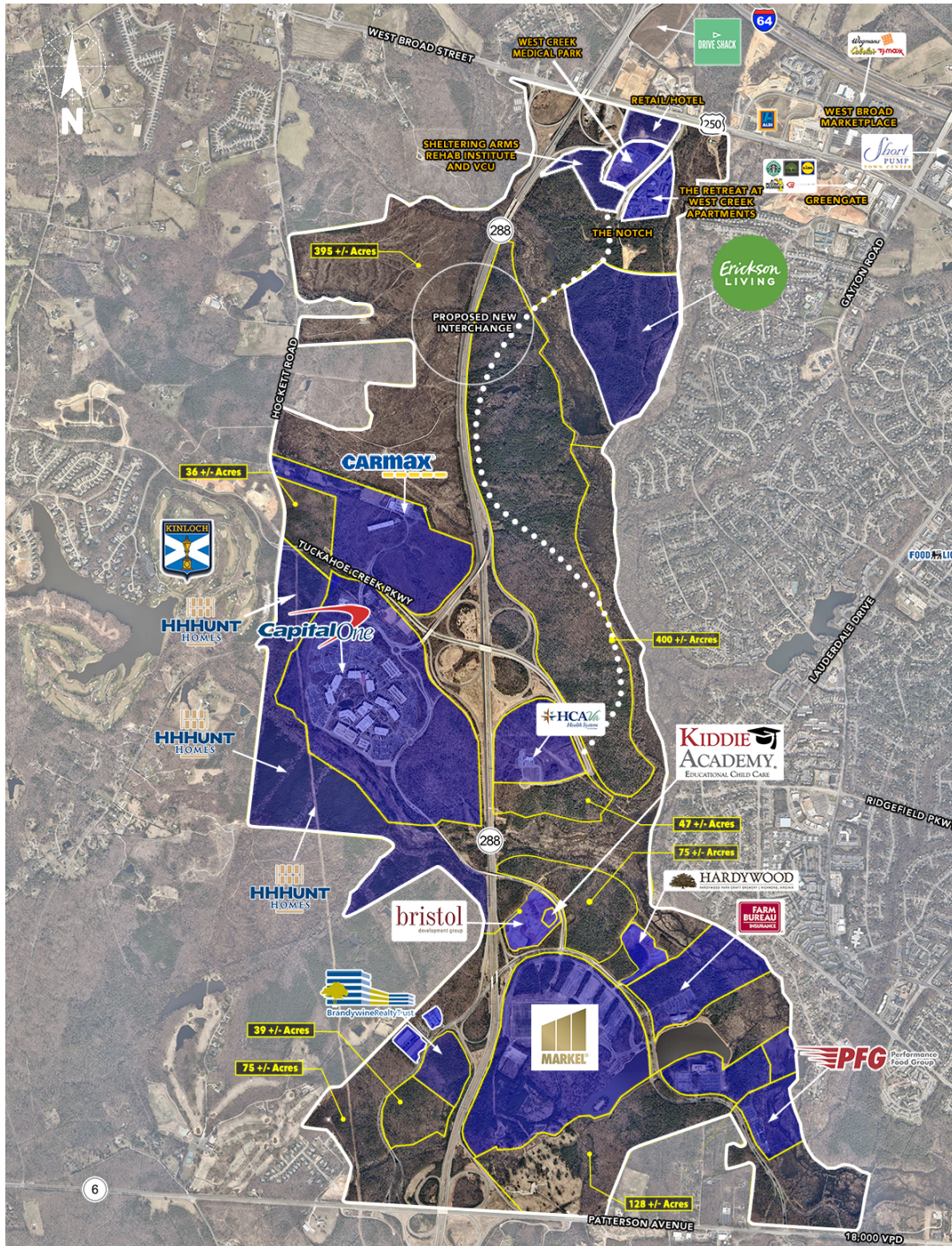
THE NOTCH

SE Corner of Route 288 & W. Broad Street
Richmond, Virginia

Up to 55,000 SF

Retail Pads & Retail Shop Space Available

www.thalhimer.com



THE NOTCH

The Notch is located at the northern-most entrance to The Notch at West Creek, a 230-acre mixed-use development in Richmond, Virginia. Available retail sites sit along the famous West Broad Street retail corridor and are surrounded by high-end apartments and townhomes. Within a 1-mile radius the average household income is \$166,122.



Nearby Amenities:



LOCATION

The Notch's strategic location along West Broad Street and Route 288 in Henrico County provides tenants easy access to major Virginia interstates I-64 and I-295. Zoned M-1, the site is just 1.7 miles from Short Pump Town Center and 4.7 miles to the I-64/I-295 interchange.

SUPERB DEMOGRAPHICS

5-mile radius

POPULATION

86,486

AVERAGE HOUSEHOLD INCOME

\$103,753

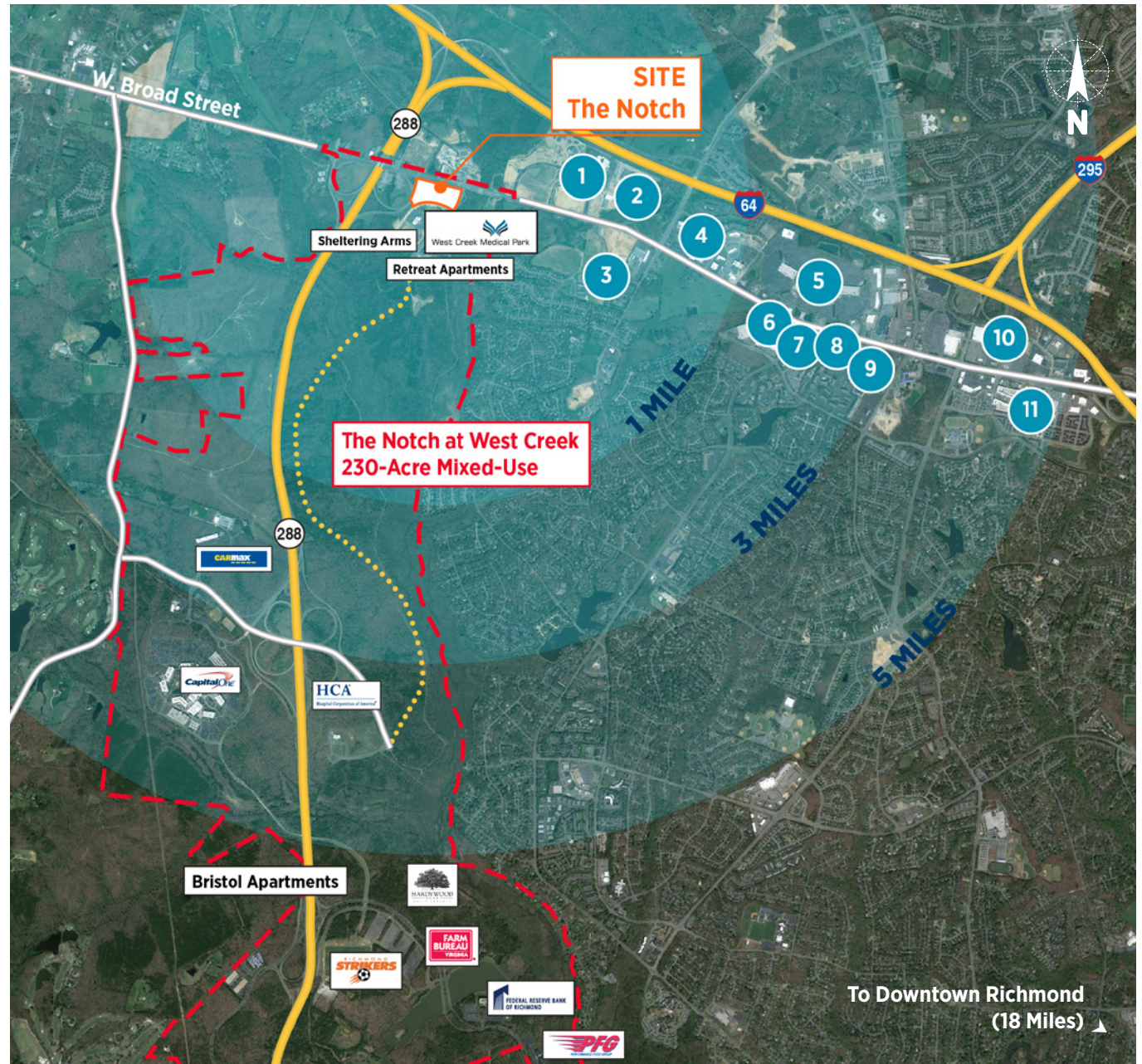
30-minute drive time

POPULATION

860,475

AVERAGE HOUSEHOLD INCOME

\$89,475



SITE PLAN





DEMOGRAPHICS

Population

	1 MILE	3 MILES	5 MILES	30 MIN DT
Estimated Population (2018)	1,812	34,593	86,486	860,475
Projected Population (2023)	1,991	37,038	91,878	906,313
Projected Annual Growth (2018-2023)	1.90%	1.38%	1.22%	1.04%

Households

	1 MILE	3 MILES	5 MILES	30 MIN DT
Estimated Households (2018)	560	12,196	33,252	341,675
Projected Households (2023)	617	12,985	35,171	359,429

Income

	1 MILE	3 MILES	5 MILES	30 MIN DT
Estimated Average Household Income (2018)	\$166,122	\$152,896	\$134,026	\$89,475
Projected Average Household Income (2023)	\$195,608	\$175,632	\$155,121	\$103,848

Daytime Demographics

	1 MILE	3 MILES	5 MILES	30 MIN DT
Total Daytime Population	2,531	35,437	92,638	915,577
Total Employees	1,726	20,131	52,481	493,410

Although the information contained herein was provided by sources believed to be reliable, Thalhimer makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

RENDERINGS



Drive-Thru Side



View from Broad Street



Close Up View

ACCOLADES



Top 10

COOLEST U.S. CITIES
TO VISIT IN 2018

Forbes
February 2018

Top 10

U.S. DESTINATIONS
FOR 2018

Lonely Planet
February 2018

Top 10

BEST PLACES TO
TRAVEL IN THE
SOUTH IN 2018

Southern Living Magazine
December 2017

No.2

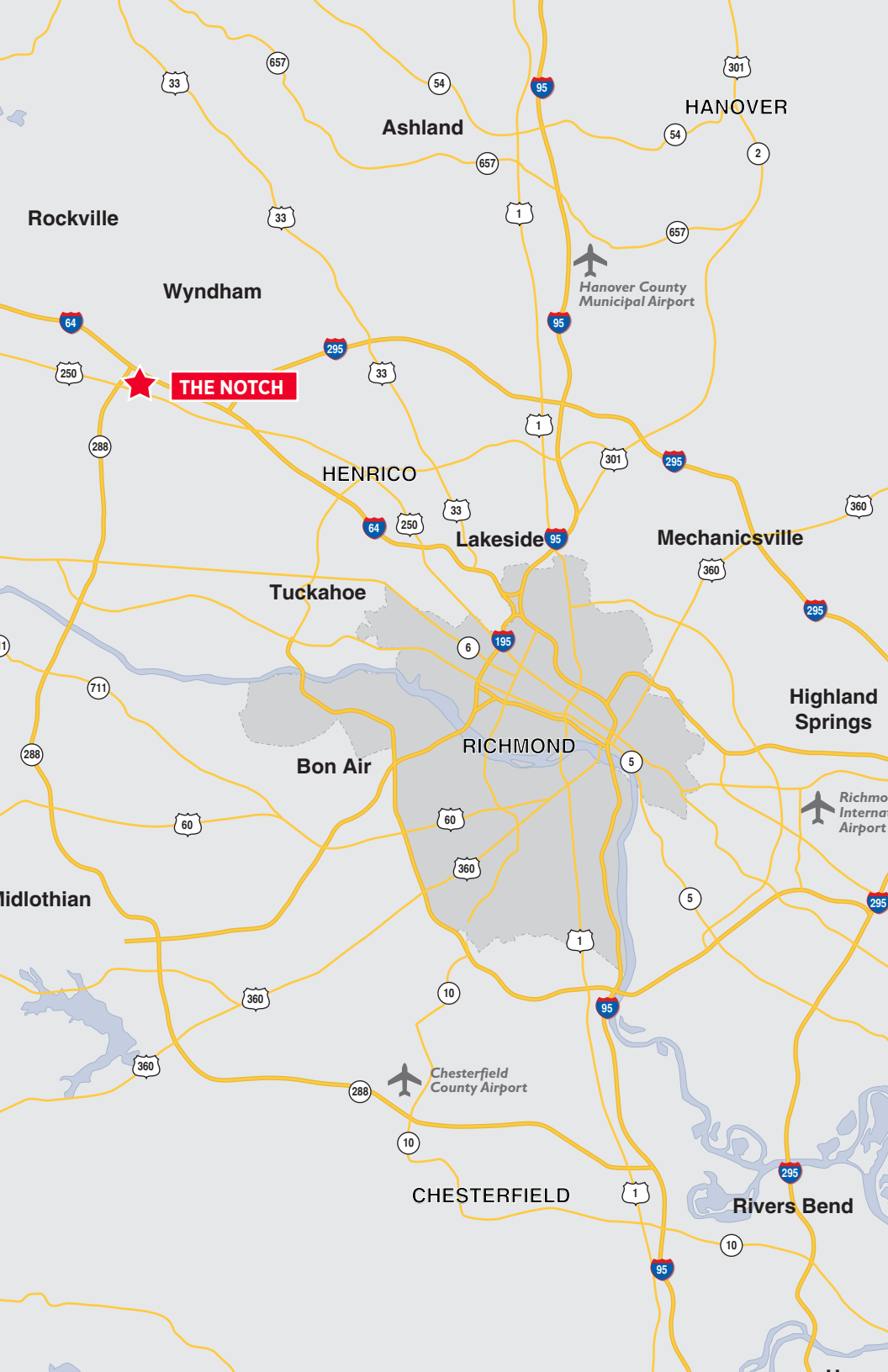
IN 25 CITIES WHERE
MILLENNIALS ARE
MOVING

Time
June 2017

One of the Best

MIDSIZED CITIES TO
VISIT IN THE U.S.

Today
April 2017



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**CUSHMAN &
WAKEFIELD**

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