

SHORT PUMP STATION

11301 W Broad Street, Glen Allen, VA 23060



LOCATION OVERVIEW

Located in the Short Pump retail trade area surrounded by over 5 million square feet of retail.



PROPERTY HIGHLIGHTS

- Anchored by Trader Joe's, Petco & Ulta, attracting customers from a large demographic range
- Complementary tenant mix: Five Below, The Vitamin Shoppe, Mattress Warehouse, New Balance, plus several restaurants
- Highly visible space with signage on front and back of building
- Up to 8,400 sq ft available
- Traffic Counts: West Broad Street: 77,000 AADT I-64: 73,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,084	81,422	154,171
Households	3,756	31,916	61,718
Average Household Income (\$)	132,328	121,908	110,956

EXCLUSIVE AGENT(S)

DEBRA RAMEY • debra.ramey@tscg.com • 757.722.2500

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
A	Longhorn Steakhouse	5,649 SF	C117	Best Cleaners	2,340 SF	D151	Petco	14,995 SF
B101	The Vitamin Shoppe	3,500 SF	D121	Mattress Warehouse	4,000 SF	D161	Trader Joe's	12,465 SF
B105	Jimmy John's Gourmet Sandwi...	1,600 SF	D125	Inchin's Bamboo Garden	3,200 SF	E171/E173	New Balance	2,400 SF
B107	The Joint	1,800 SF	D131	Ideal Image	3,700 SF	E175	Available	2,400 SF
B109	Chop't	3,500 SF	D135	iRite	1,400 SF	E177	Available	1,600 SF
C111	Sweet Frog Frozen Yogurt	1,380 SF	D137	Frostings	1,400 SF	E179/180	Available	4,400 SF
C113	Creative Nail Spa	1,200 SF	D143	Five Below	6,600 SF	F181	Ulta	10,744 SF
C115	H&R Block	1,096 SF						

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