



**Retail Pads for Ground Lease**

For more information, contact:

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Thalhimer Center  
 11100 W. Broad Street  
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**Property Features**

- 0.75 to 1.73 acres available
- Access via Hollybrook Road and/or Pine Grove Drive
- Over 400 feet of frontage on W. Broad Street, one block from intersection of Parham Road
- 1 Mile from Henrico County Court Complex

**Traffic Counts**

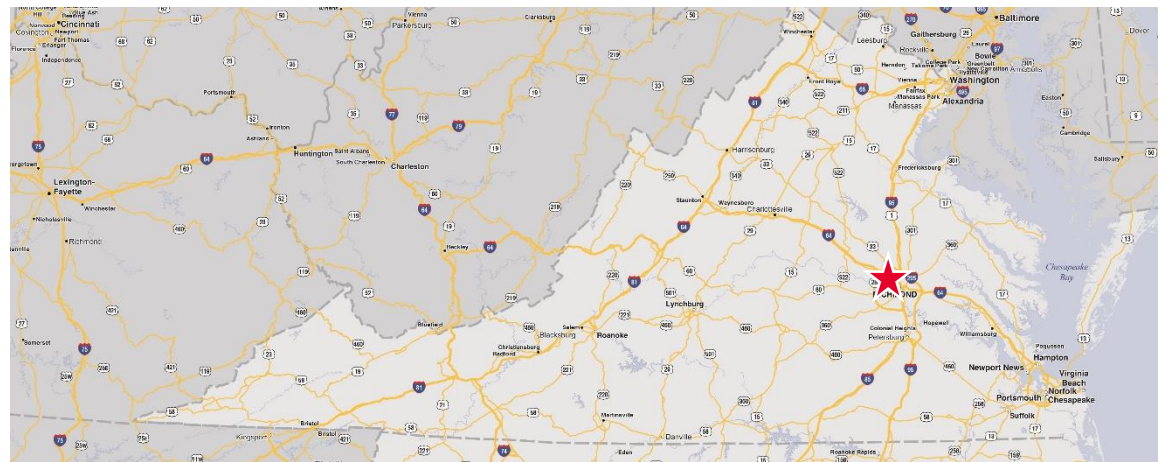
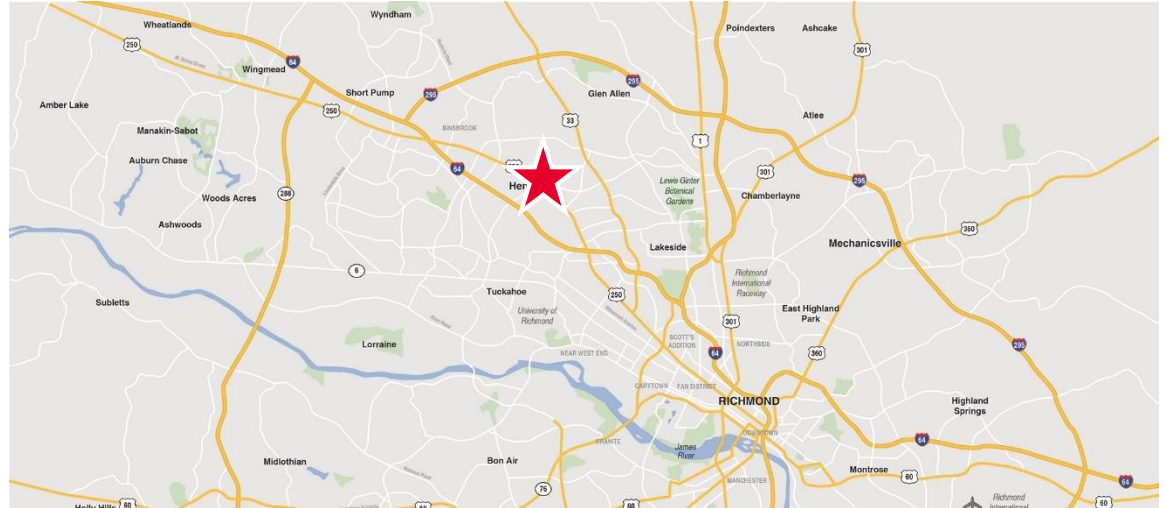
W. Broad Street	42,000 VPD
E. Parham Road	25,000 VPD

**Join Nearby Retailers**



**Demographics**

	1 Mile	3 Miles	5 Miles	10 Miles
Population	13,791	93,769	203,408	545,779
No. of Households	6,234	39,203	83,209	224,671
Avg. HH Income	\$57,845	\$77,344	\$98,257	\$90,302
Daytime Population	8,846	74,911	142,066	382,382



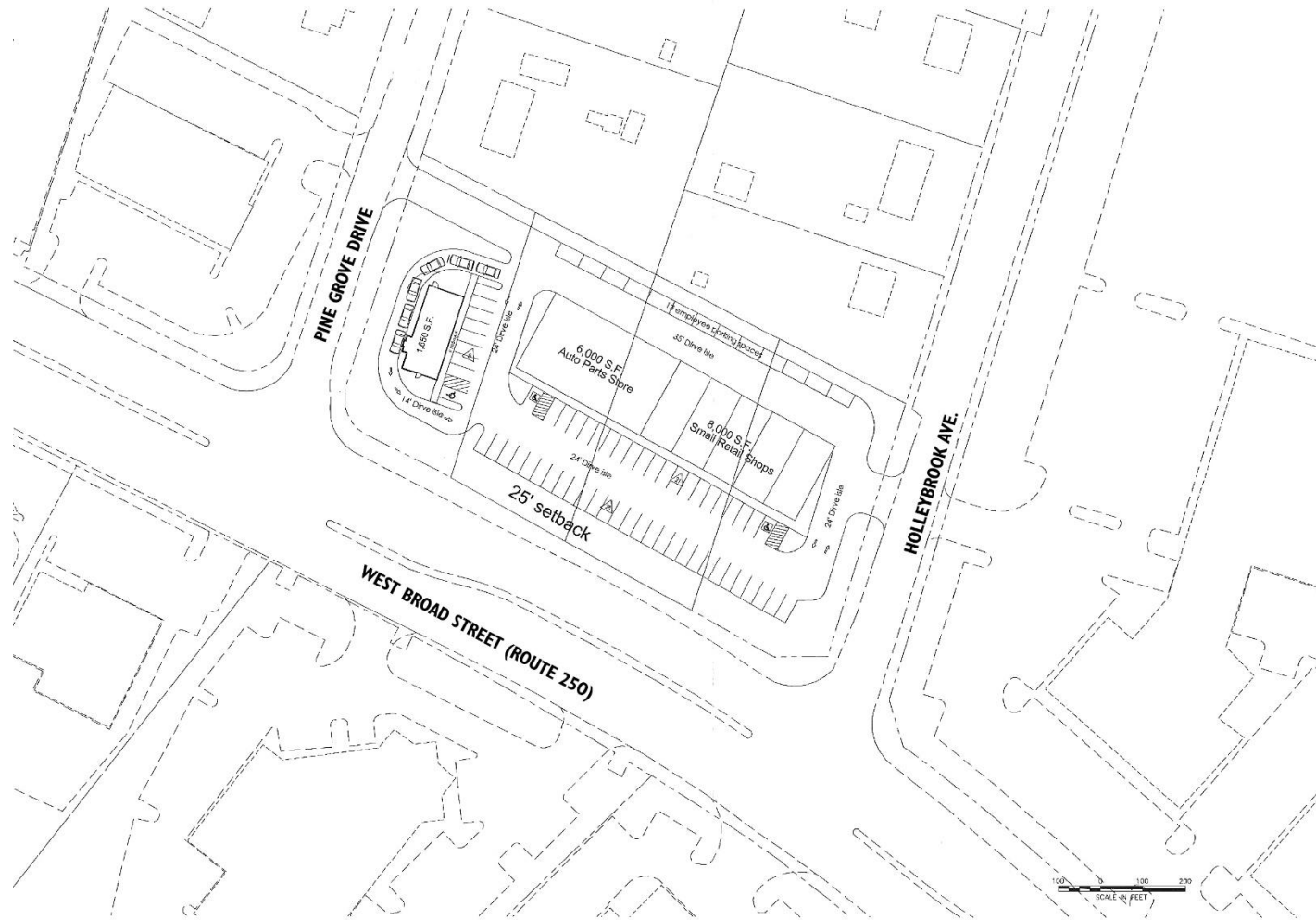
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Sample Site Plan



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