



THALHIMER

RETAIL FOR LEASE
Rutland Place

Route 301 @ Rutlandshire Drive | Hanover County, Virginia

1,485 – 3,035 SF AVAILABLE



Join EAT Restaurant Partners' New Concept, Pizza & Beer of Richmond and Social 52's New Concept, Charred

For more information, contact:

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Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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Property Features

- 1,485 – 3,035 SF RETAIL SPACE AVAILABLE
- End cap opportunity available with patio seating
- Join Chris Tsui's concept (PBR) Pizza & Beer of Richmond, Charred, SportClips and Jersey Mike's
- Construction commencing July 2019
- Located near the entrance to the 200-acre HHHunt master-planned community with over 6,000 residential units and over 160,000 SF of office space

Join Nearby Retailers



Demographics

	1 Mile	3 Miles	5 Miles
Population	4,670	30,536	93,766
No. of Households	1,785	11,407	37,134
Avg. HH Income	\$112,784	\$110,533	\$87,998
Daytime Population	4,127	26,126	91,042



Traffic Counts

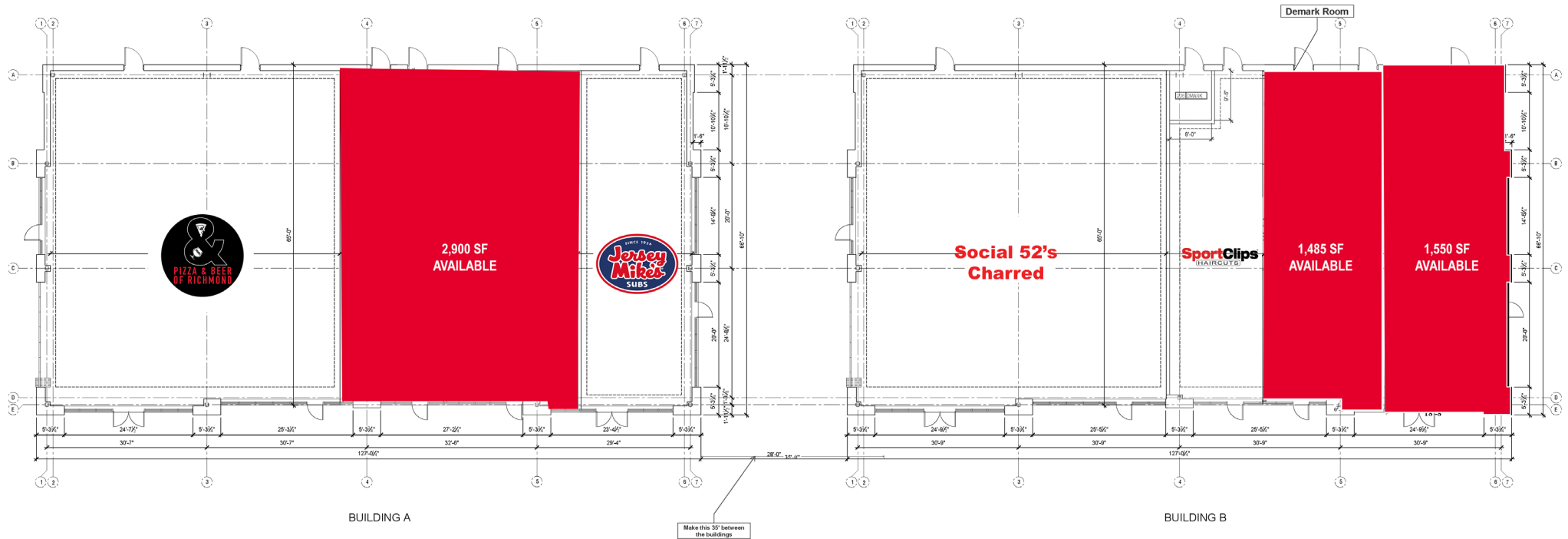
Chamberlayne Ave.	26,000 VPD
Atlee Road	11,000 VPD
Atlee Station Road	15,000 VPD

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SITE PLAN



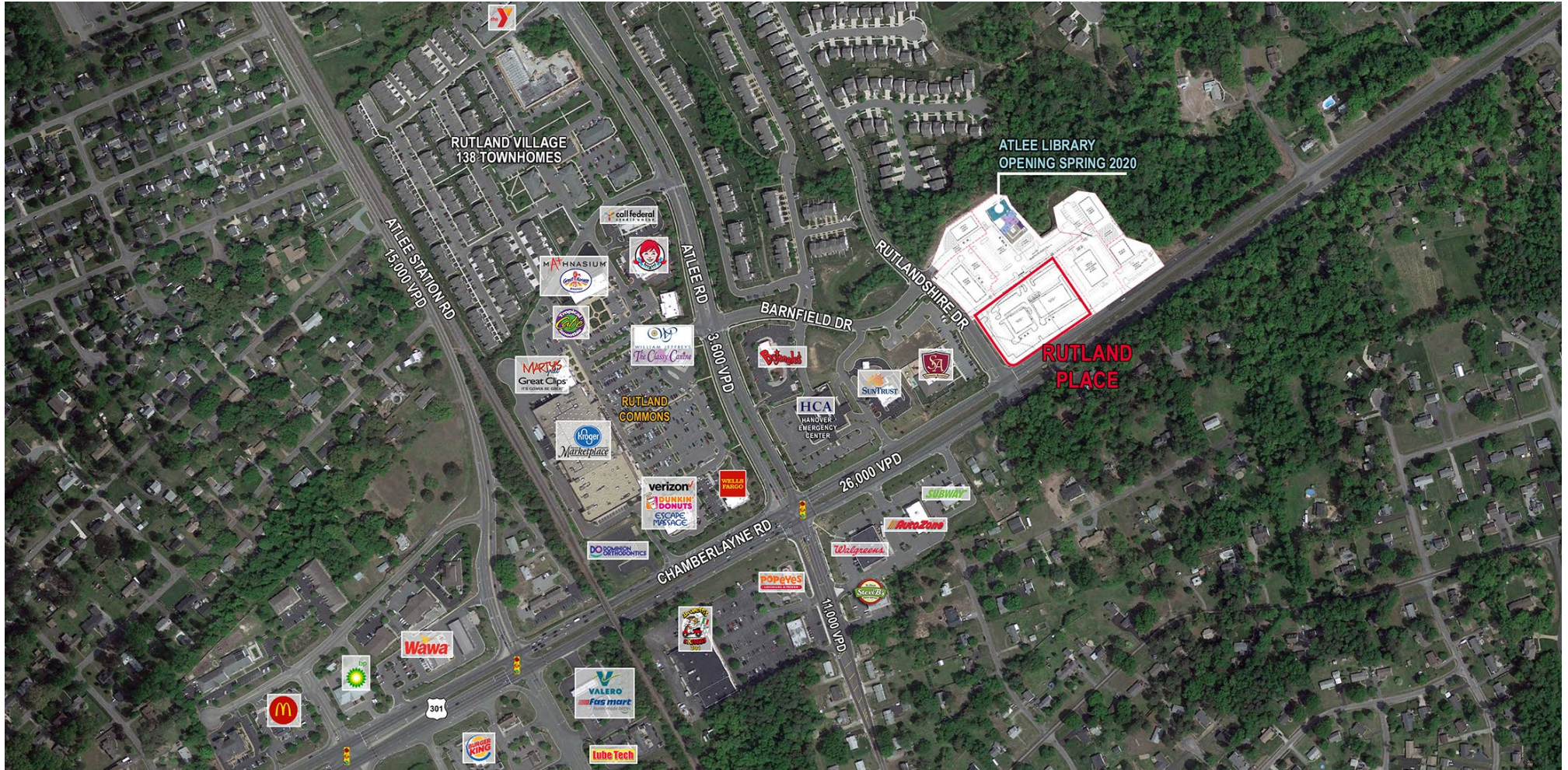
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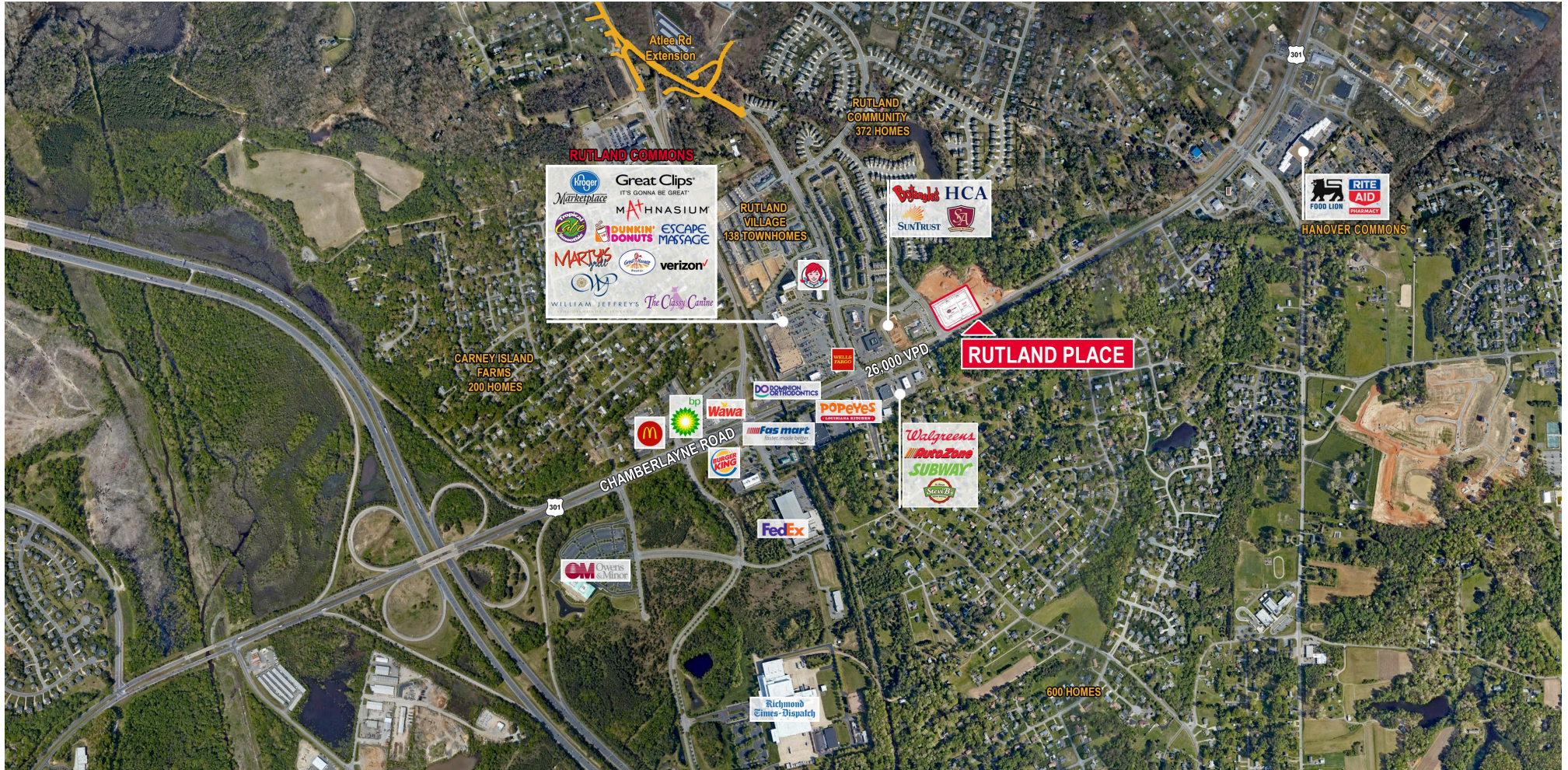
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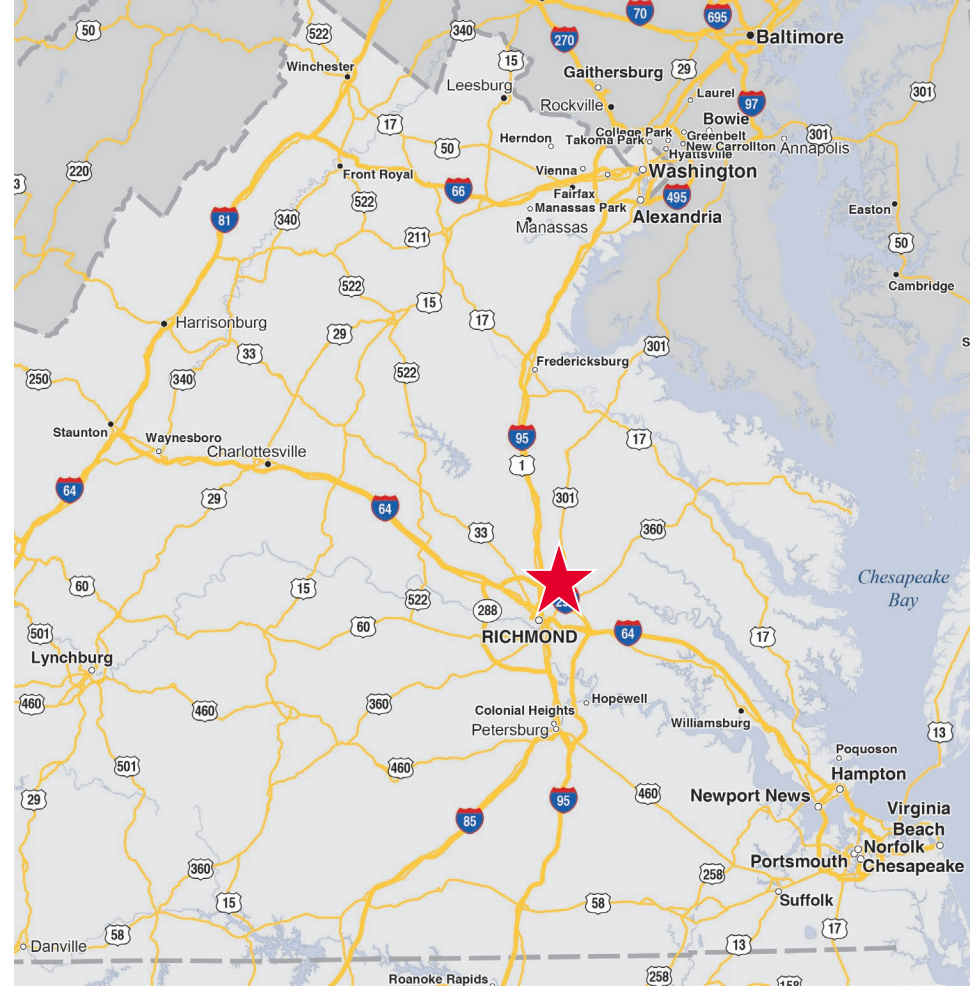
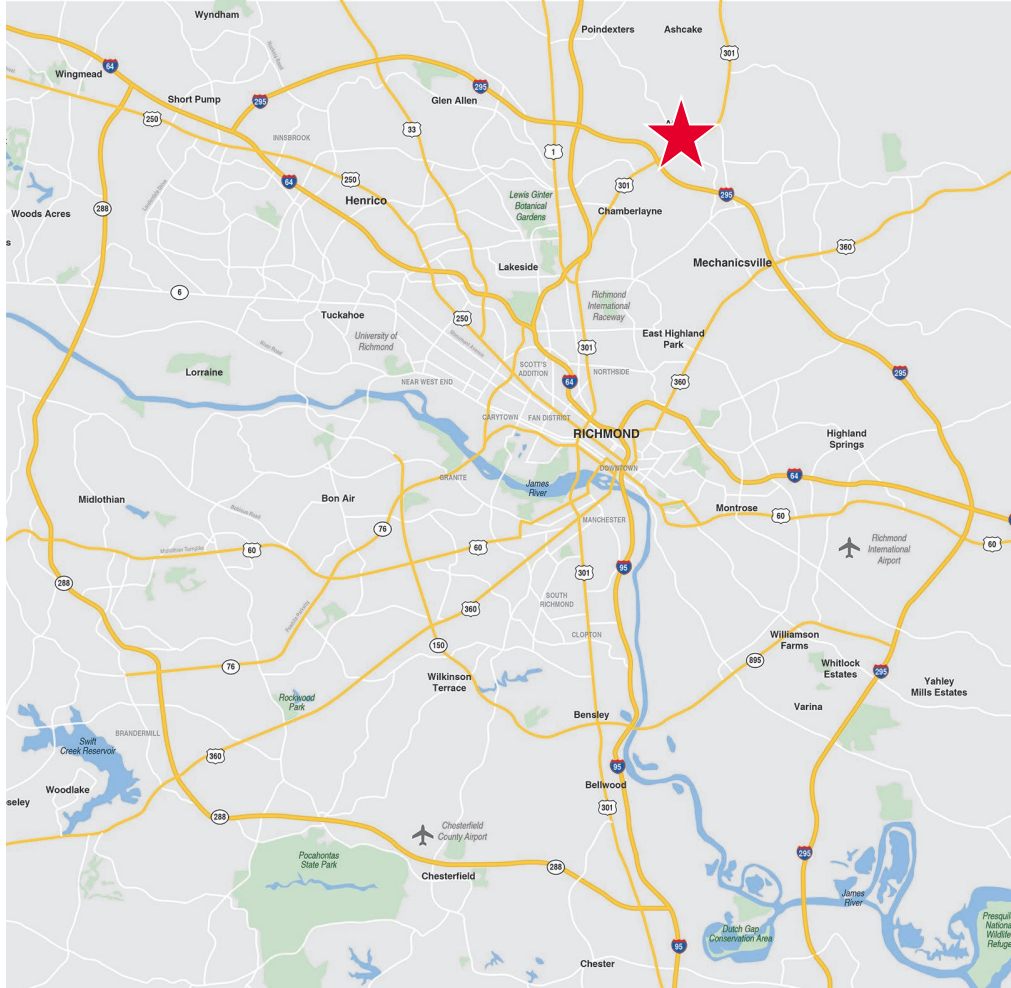
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