



GROUND LEASE OR SALE

11194 W. BROAD STREET, GLEN ALLEN, VIRGINIA 23060

FEATURES

- **Up to 9,000 SF Approved.**
- **Retail for Ground Lease or Sale.**
- Adjacent to *World Market* and *Best Buy*.
- B3 Zoning.
- Signalized intersection.
- Ground Lease: \$80,000 per year.
- Sale: \$1,500,000 FIRM

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2017 Population	7,300	83,734	162,055
Avg HH Income	\$126,488	\$106,954	\$98,655
Daytime Employment	10,160	48,703	97,979

Traffic Count 56,467 VPD on West Broad Street
64,000 VPD on I-64

* Detailed demographics upon request



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AERIAL



Property located directly across from West Broad Village
(Whole Foods, ACAC, REI, Golfsmith, Home Goods)

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MAP

