



Short Pump Station

11301 W. BROAD STREET
RICHMOND, VIRGINIA

**PREMIER SHORT PUMP RETAIL | JOIN TRADER JOE'S | ULTA | PETCO | CHOPT
GEARHARTS CHOCOLATES | PLAYA BOWLS**

**2,400 SF AVAILABLE
3,000 SF AVAILABLE
3,200 SF 2ND GENERATION
RESTAURANT SPACE AVAILABLE**

PROPERTY FEATURES

- TOP 15% OF SHOPPING CENTERS NATIONALLY
- 2.3 MILLION VISITS ANNUALLY



AVAILABILITIES

2,400 SF | 3,000 SF | 3,200 SF



77,000

VPD - W. BROAD ST.



\$181,813

3-MILE AVG HOUSEHOLD INCOME
VERY AFFLUENT TRADE AREA

- 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 opportunities facing both West Broad Street and John Rolfe Parkway, on front and back of building



The PREMIER GROCERY ANCHORED ASSET in the Short Pump Market





ULTA



TRADER JOE'S



PETCO



LONGHORN STEAKHOUSE



JIMMY JOHN'S

JOIN TENANTS

TRADER JOE'S petco

ULTA BEAUTY

FIVE BELOW

CHOPT

LONGHORN STEAKHOUSE

THE VITAMIN SHOPPE

PLAYA BOWLS

GEARHARTS FINE CHOCOLATES

sweetFrog

MATTRESS Warehouse

STRETCH LAB

GLO3O YOUR PERFECT FACIAL. EVERY 30 DAYS.

DEMOGRAPHICS



69,838
POPULATION



\$181,813
AVERAGE
INCOME



87,353
DAYTIME
POPULATION

	1 MILE	3 MILES	5 MILES
Population	10,832	69,838	145,197
Households	4,163	26,195	57,144
Avg. Household Income	\$179,142	\$181,813	\$153,345
Daytime Population	17,339	87,353	156,585

CUSHMAN & WAKEFIELD

THALHIMER

SHORT PUMP STATION



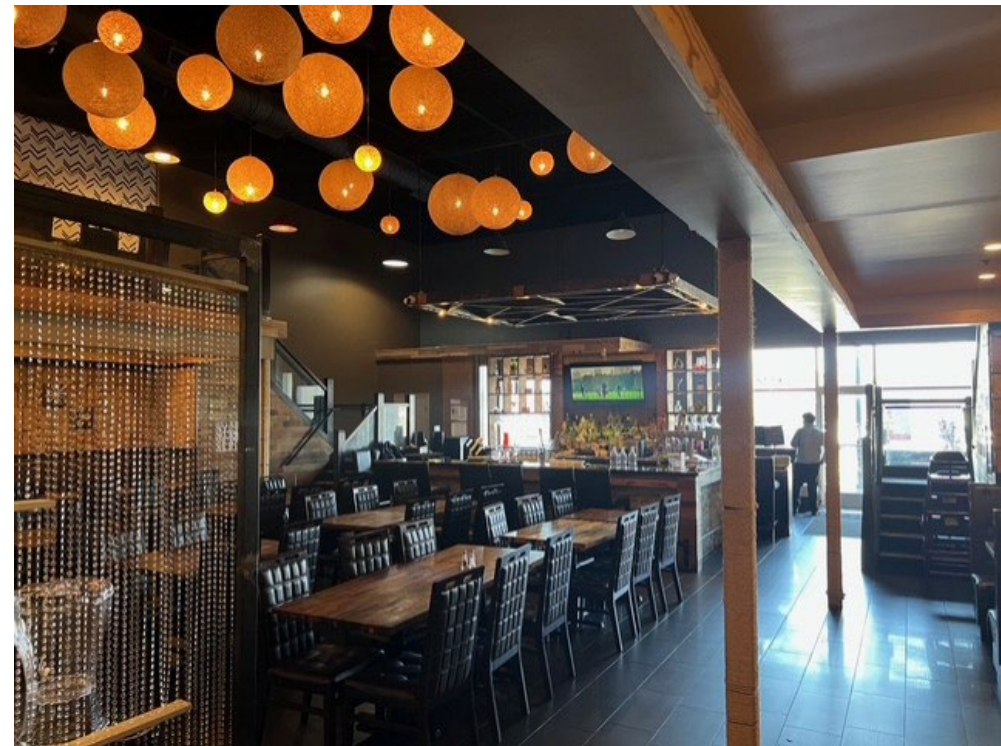
CENTER PLAN & TENANTS



Suite	Tenant	SF
A	Longhorn Steakhouse	5,649
B101	The Vitamin Shoppe	3,500
B105	Jimmy John's Sandwiches	1,600
B107	The Joint	1,800
B109	Chop't	3,500
C111	Sweet Frog Frozen Yogurt	1,380
C113	Creative Nails	1,200
C115	H&R Block	1,096
C117	Best Cleaners	2,340
D121	Mattress Warehouse	4,000
D125	AVAILABLE	3,200
D131	Ideal Image	3,700
D135	GLO30	1,400
D137	Gearhart's Fine Chocolates	1,400
D143	Five Below	6,600
D151	Petco	14,995
D161	Trader Joe's	12,465
E171/ E173	New Balance	2,400
E175	AVAILABLE	2,400
E177	Playa Bowls	1,600
E179	Stretch Lab	1,400
E180	LEASE PENDING	3,000
F181	Ulta	10,744

SECOND GEN RESTAURANT SPACE

 CUSHMAN & WAKEFIELD | THALHIMER





For more information, please contact:

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CUSHMAN & WAKEFIELD

THALHIMER

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