

# STUART'S CROSSING PHASE II

1067 Virginia Center Parkway  
Glen Allen, VA 23059

UP TO ~2.35 ACRES AVAILABLE | UP TO ~9,425 SF BUILDABLE AREA | RETAIL FOR LEASE



Connie Jordan Nielsen | [connie.nielsen@thalhimer.com](mailto:connie.nielsen@thalhimer.com) | 804 697 3569  
Alicia Brown | [alicia.brown@thalhimer.com](mailto:alicia.brown@thalhimer.com) | 804 697 3433



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

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

# STUART'S CROSSING PHASE II

1067 Virginia Center Parkway  
Glen Allen, VA 23059

## PROPERTY FEATURES

- PHASE II OF DEVELOPMENT NOW PRE-LEASING
- UP TO ~2.35 ACRES/ UP TO ~9,425 SF BUILDABLE AREA
- Dynamic location in regional dining and shopping district
- Great access from signalized intersection along Brook Road and Virginia Center Parkway
- Phase I includes Starbucks, Verizon, Sherwin Williams & Five Guys
- Located just north of I-295 interchange
- 38,000 VPD – Brook Road

Join Nearby Retailers



**FIVE GUYS**  
BURGERS and FRIES

**verizon**✓



*Walgreens*



**DICK'S**  
SPORTING GOODS

*Michaels*  
Where Creativity Happens™

*HomeGoods*®

**BEST BUY**



# STUART'S CROSSING PHASE II

1067 Virginia Center Parkway  
Glen Allen, VA 23059



**STUART'S CROSSING  
(780 RESIDENTIAL UNITS PLANNED)**

**PRELIMINARY** SITE PLAN

# STUART'S CROSSING PHASE II

1067 Virginia Center Parkway  
Glen Allen, VA 23059



**HENRICO SPORTS & EVENT CENTER**

- 185,000 SF [basketball, volleyball, etc.]
- 115,000 sf of Event Space
- Convocation seating for 4,500+
- 12 basketball courts/24 volleyball courts

**VIRGINIA CENTER MARKETPLACE**

Publix, Target, McDonald's, ABC, Truist, Merchants, and other local businesses.

**CREEKS AT VIRGINIA CENTER**

Ross Dress for Less, Michaels, HomeGoods, Charleys, and Dick's Sporting Goods.

**VIRGINIA CENTER COMMONS**

Red Robin, Wendy's, Dollar Tree, Goodyear, Firestone, OfficeMax, and the Vitamin Shoppe.

**VIRGINIA CENTER COMMONS**

Regal and Texas Roadhouse.

**JEB STUART PKY.**

FedEx, Best Buy, and United Bank.

**VIRGINIA CENTER STATION**

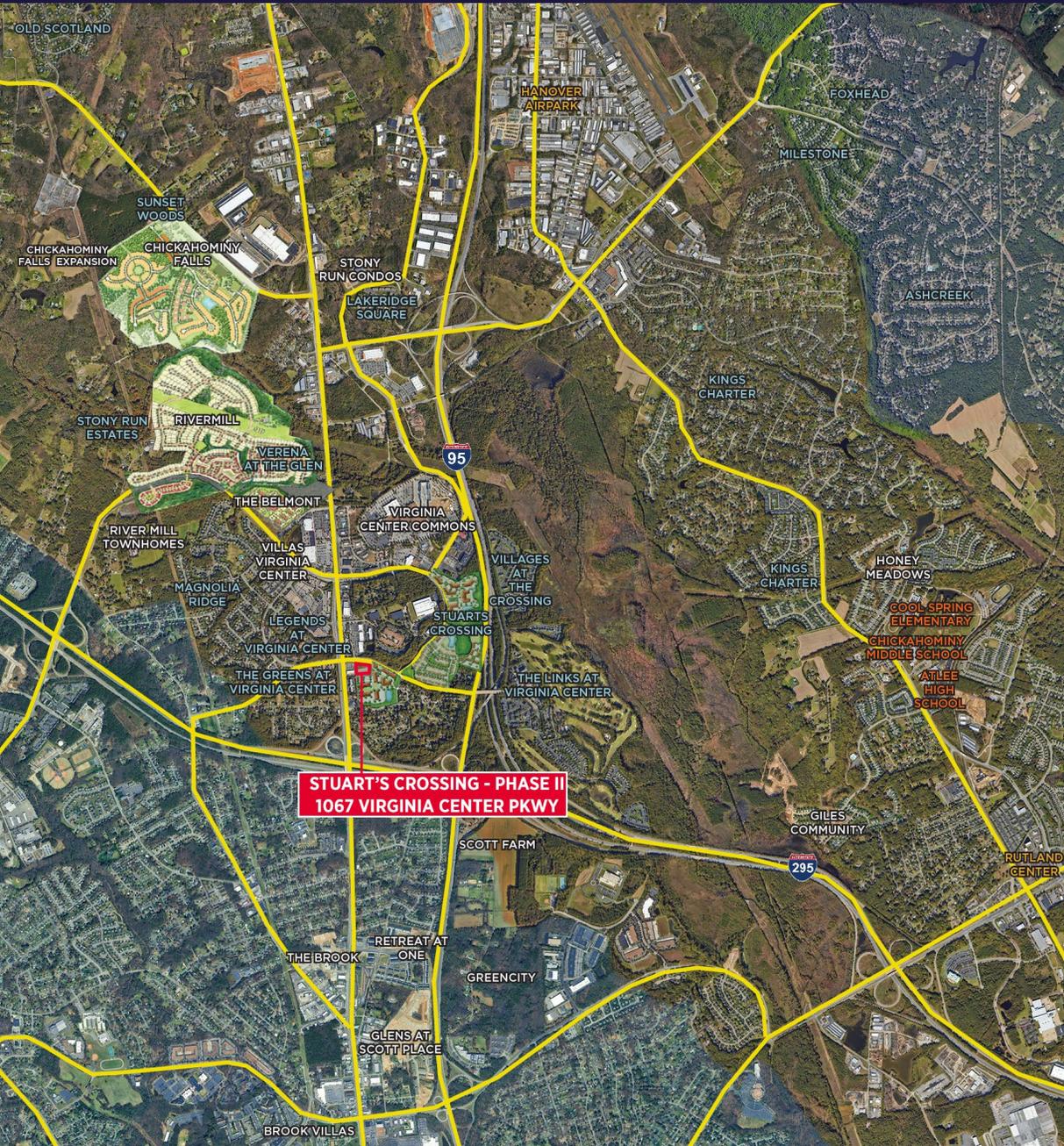
Palm Beach Tan, Domoishi, Firehouse Subs, Walgreens, Sport Clips, and Hand & Stone.

**STUART'S CROSSING**

Sherwin-Williams, Five Guys Burgers and Fries, Verizon, and Starbucks.

# STUART'S CROSSING PHASE II

## RESIDENTIAL GROWTH



Development Name	Total # of Units	Apartments	Condos	Townhomes	Single Family	
<b>Existing</b>						
Holly Hill Development					54	
Honey Meadows	1560				125	
River Mill/Stony Run Estates		285		300	450	
Rutland Grove					115	
Stags Leap					114	
Stony Run Condos			171			
<b>Planned</b>						
Chickahominy Falls Expansion	179				179	
<b>Proposed</b>						
Caldwell Park	2347	286		131	115	
GreenCity			440	480	58	
Stuarts Crossing		330		450		
Virginia Center Woodman Road		57				
<b>Under Construction</b>						
Brook Villas	4138	84				
Chickahominy Falls					468	
Cobbs Creek					42	
Colonial Place		279				
Giles Community					122	320
Giles Community					52	31
Glens at Scott Place					115	
ReTreat at One						606
River Mill Townhomes Expansion					57	
Stags Trail				127		
The Belmont at River Mill		275				
The Brook		310				
Virginia Center Commons - Phase I		275			75	
Virginia Center Commons		225		325		
Virginia Center Commons Redevelopment		350				
<b>Total New Residential</b>	<b>8224</b>	<b>2756</b>	<b>1063</b>	<b>852</b>	<b>2677</b>	

# STUART'S CROSSING PHASE II

1067 Virginia Center Parkway  
Glen Allen, VA 23059



# STUART'S CROSSING PHASE II

1067 Virginia Center Parkway  
Glen Allen, VA 23059

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,459	43,273	124,319
No. of Households	2,811	17,331	50,983
Avg. HH Income	\$103,507	\$119,767	\$122,370
Median HH Income	\$86,834	\$97,903	98,664
Employees	3,601	22,386	61,879



# 124,319

5-MILES POPULATION



# 50,983

5-MILES NO. OF HOUSEHOLDS



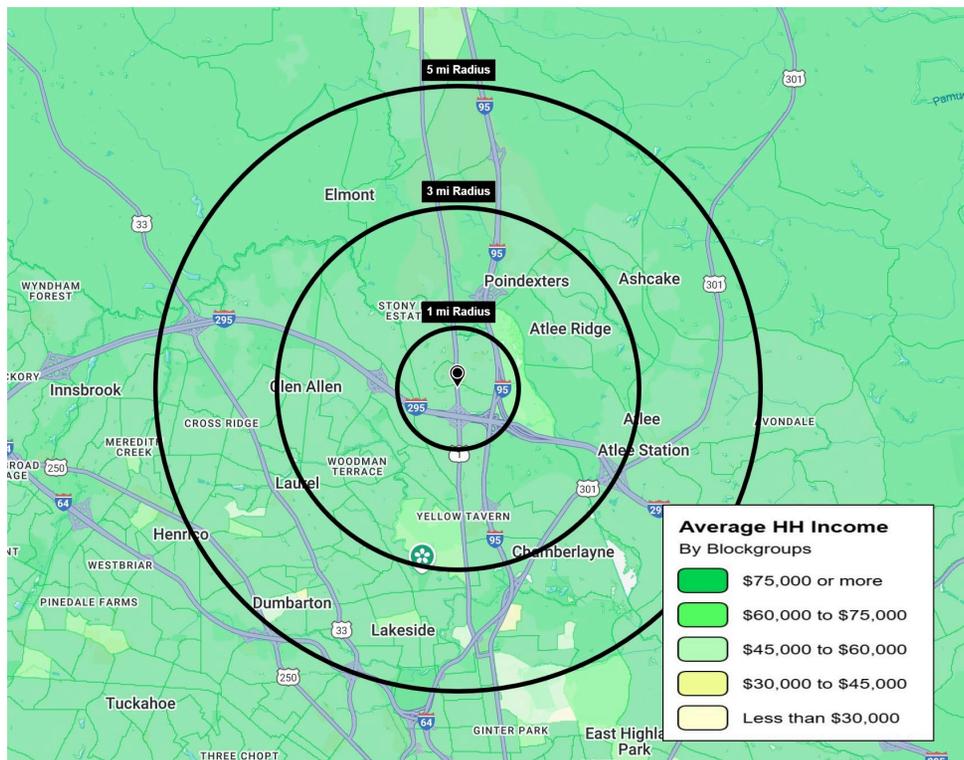
# \$122,370

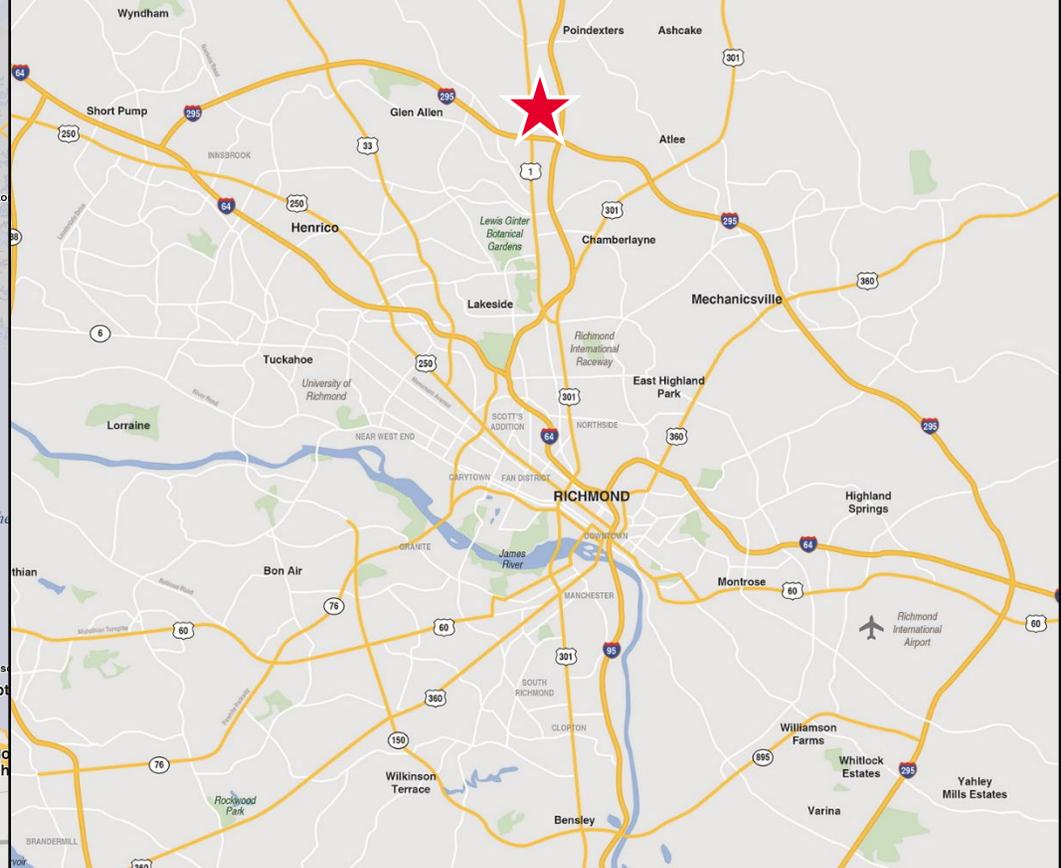
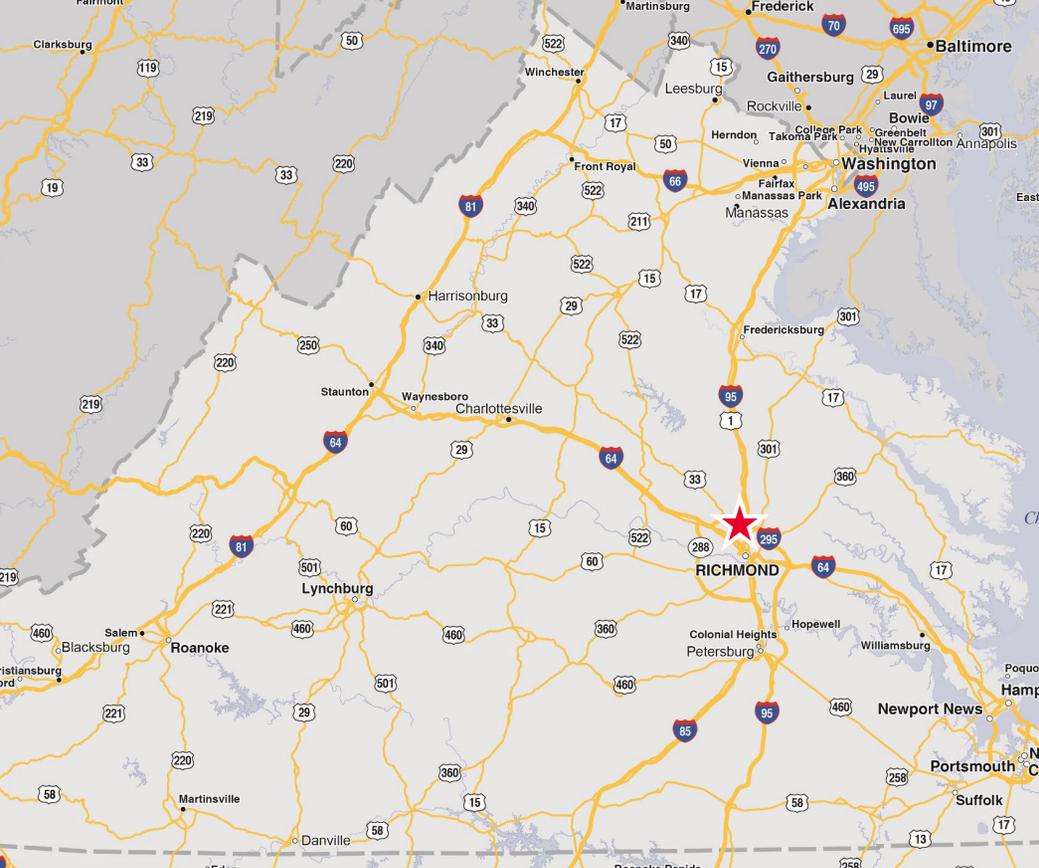
5-MILE AVERAGE HOUSEHOLD INCOME



# 61,879

5-MILES EMPLOYEES





# STUART'S CROSSING PHASE II

Glen Allen, VA 23059

**For more information, please contact:**

Connie Jordan Nielsen | [connie.nielsen@thalhimer.com](mailto:connie.nielsen@thalhimer.com) | 804 697 3569

Alicia Brown | [alicia.brown@thalhimer.com](mailto:alicia.brown@thalhimer.com) | 804 697 3483



Thalhimer Center  
1100 W. Broad Street  
Glen Allen, VA 23060  
[thalhimer.com](http://thalhimer.com)

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

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.