

RETAIL FOR LEASE WIGWAM CROSSING

10392 Washington Hwy | Glen Allen, VA 23059



MARATHON HEALTH NOW OPEN; IVY REHAB COMING SOON

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**CUSHMAN &
WAKEFIELD**

THALHIMER

**CLASS A
MULTI-TENANT RETAIL
SPACE AVAILABLE!**

PROPERTY HIGHLIGHTS

- **ONE SPACE REMAINING - 1,201 SF AVAILABLE**
- ± 1.0 AC pad site opportunity
- Direct access to Route 1 and minutes from I-95, Exit 86
- Vibrant industrial market with great daytime population & high traffic volumes
- Perfect for fast food, coffee shop, restaurant & many more retail options!
- Historic Wigwam event venue coming soon next door!

NEIGHBORHOOD DEMOGRAPHICS



**TOTAL
POPULATION**

1 Mile

2,275



**DAYTIME
POPULATION**

3 Miles

27,947

31,184



**MEDIAN HH
INCOME**

5 Miles

80,618

81,099

\$85,213

\$101,670



**SOME COLLEGE
& ABOVE**

75.6%

78.2%

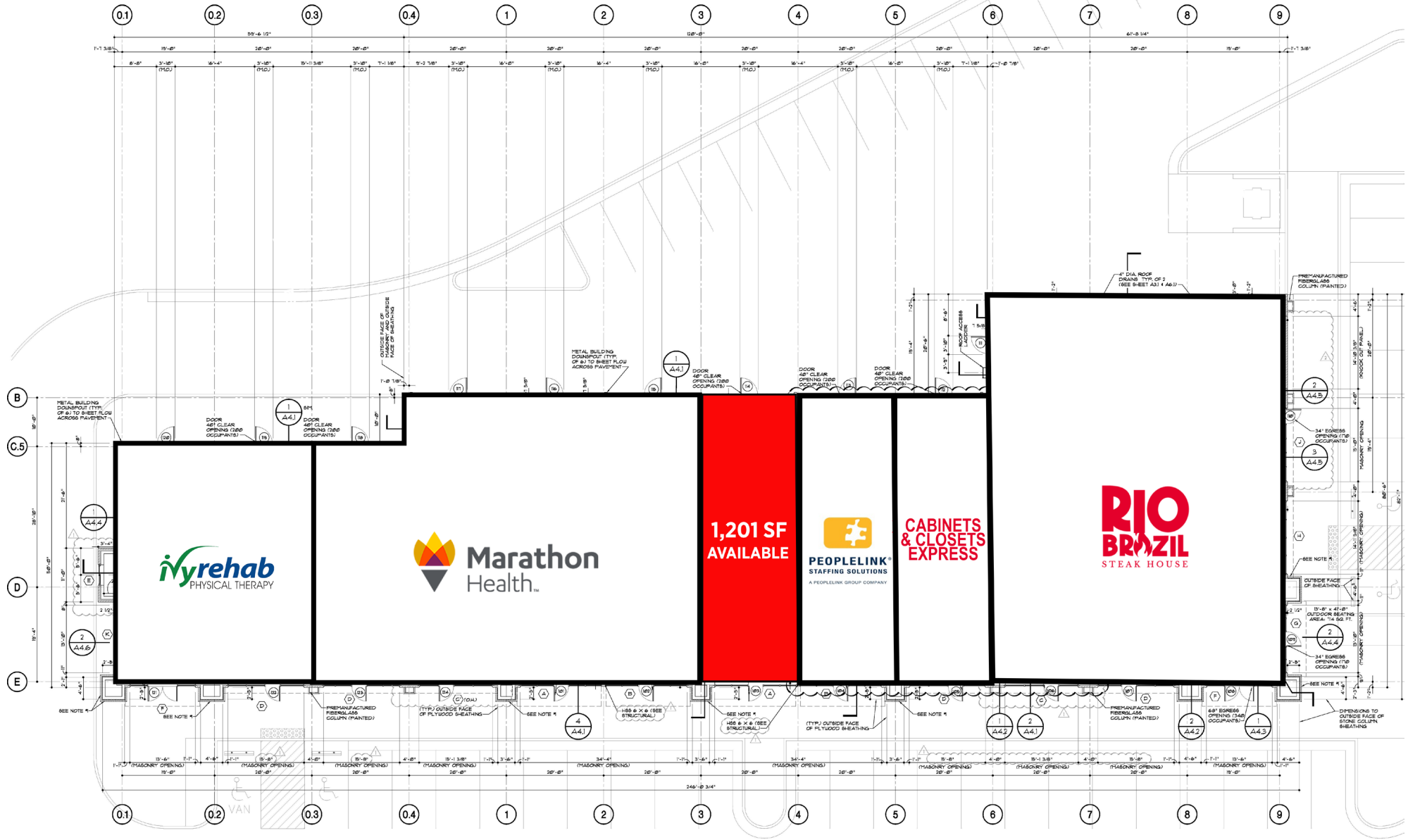
75.1%



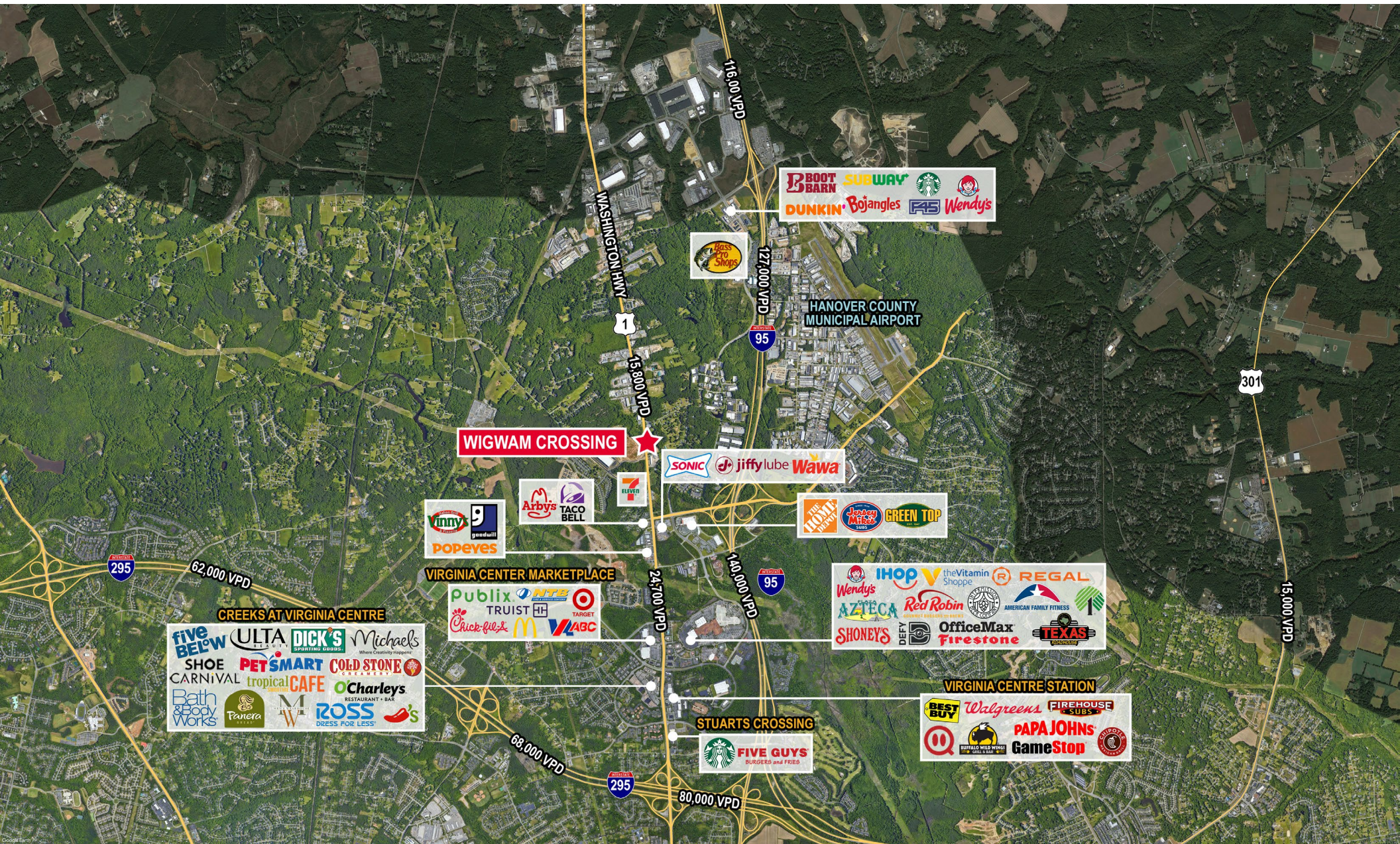
JOIN NEARBY TENANTS & RETAILERS



SITE PLAN



PROPERTY AERIAL





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