

RETAIL FOR LEASE POWHATAN PLAZA

2105 ACADEMY ROAD | POWHATAN, VIRGINIA



THALHIMER

FOOD LION ANCHORED SHOPPING CENTER

1,200 - 2,038 SF AVAILABLE

DANIELLE BECKSTOFFER

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PROPERTY FEATURES

- 1,200 - 2,038 SF AVAILABLE
- Food Lion anchored shopping center
- Mix of convenience and daily-use businesses
- Fronting on Anderson Highway (U.S. Route 60), Powhatan's major thoroughfare
- High income area, average household income over \$112,000
- Powhatan population increased 28% over the past 15 years

Join Tenants & Nearby Retailers



Demographics

	3 Miles	5 Miles	10 Miles
Population	5,845	14,815	36,748
Est. Households	2,250	5,513	12,900
Avg. HH Income	\$135,506	\$133,217	\$144,277
Traffic Count	27,000 VPD - U.S. Route 60		



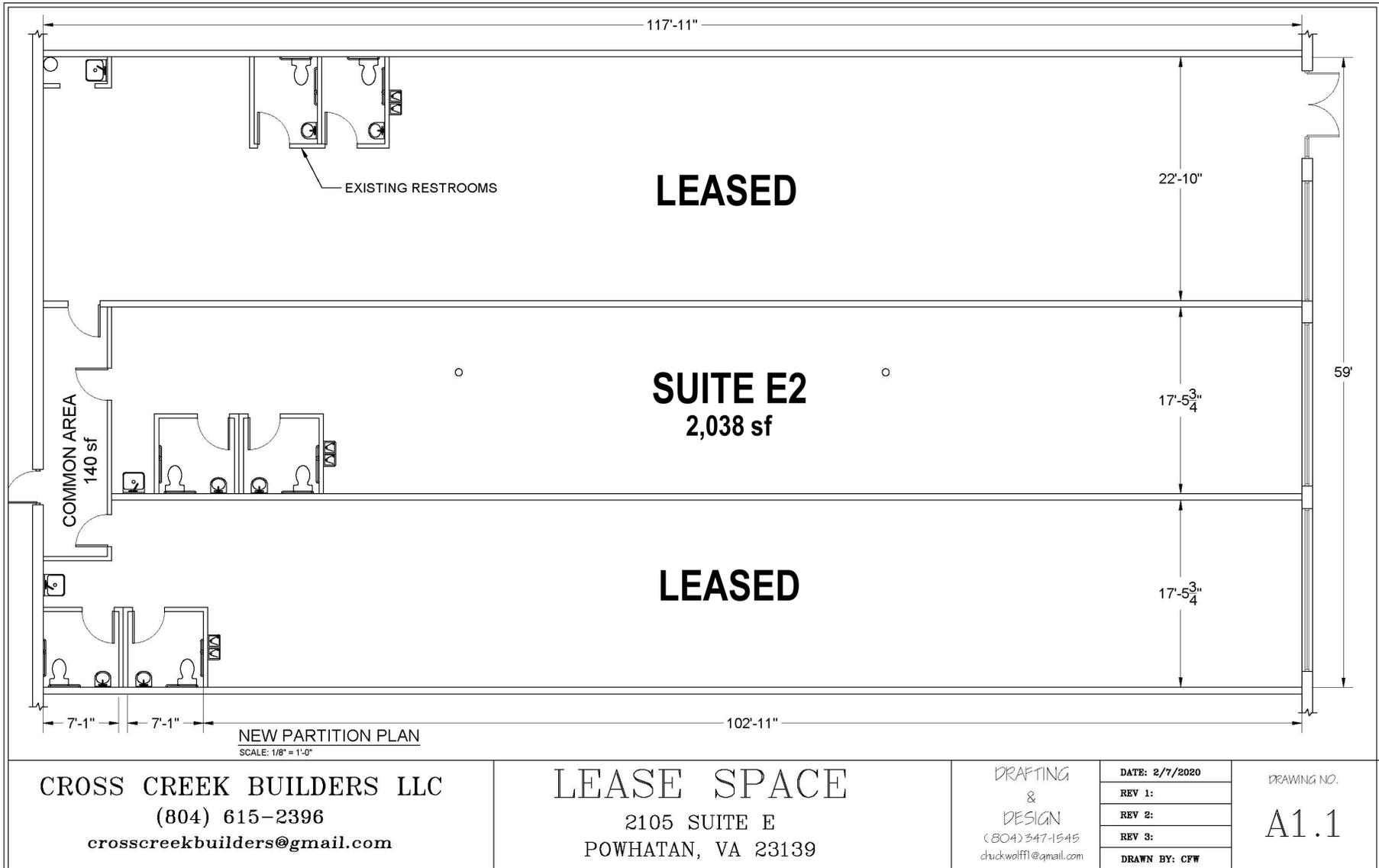
FLOOR PLAN

SPACES - \$18.50/SF, NNN

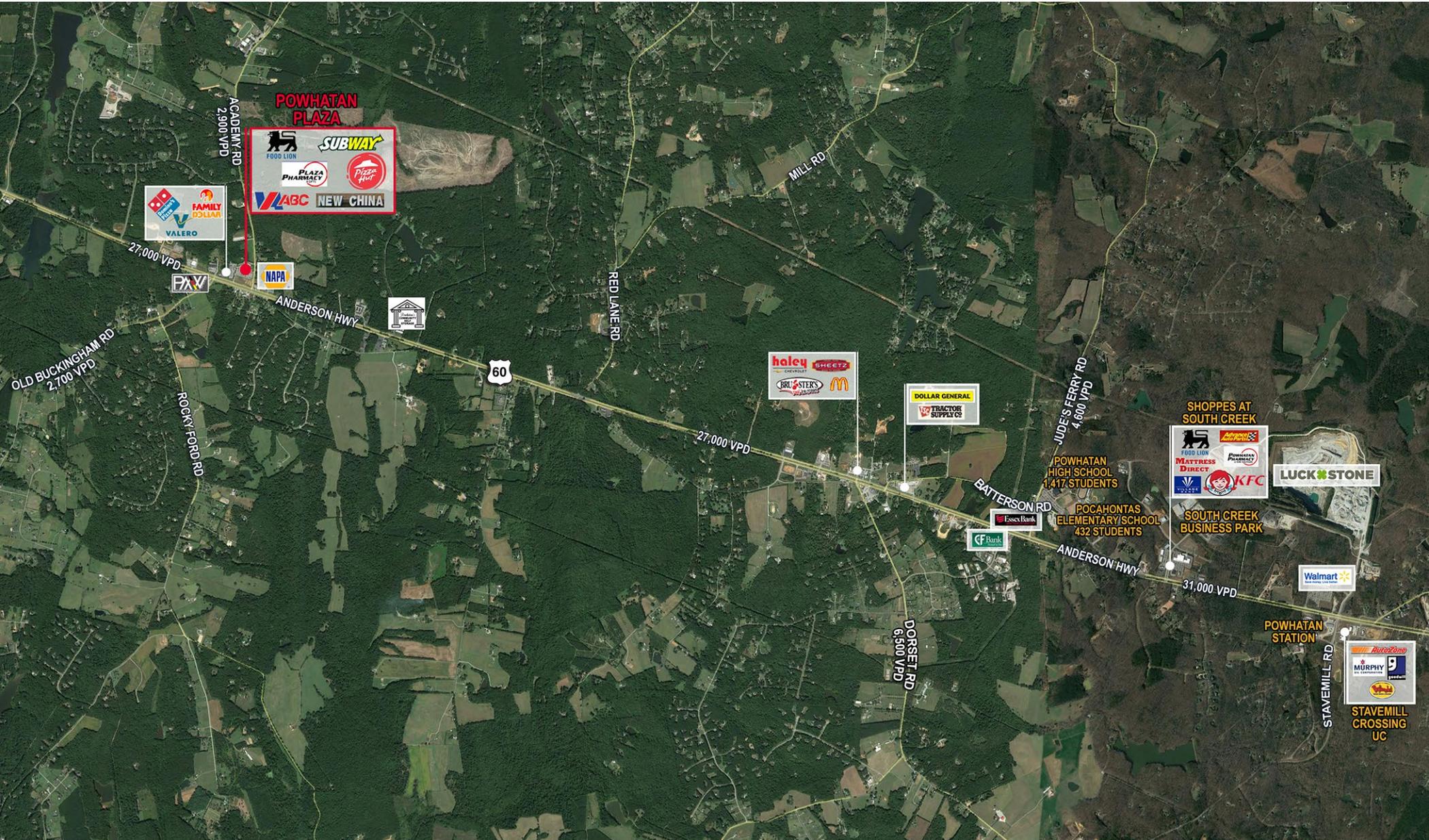
Suite E2 2,038 SF

SPACE - \$23.00/SF, NNN

Suite
not shown 1,200 SF



PROPERTY AERIAL





THALHIMER

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