MEDICAL OFFICE OPPORTUNITY!

Join Sheltering Arms, CareNow Urgent Care & Grove Eye Care

REGENCY

PARHAM ROAD AT QUIOCCASIN AND EAST RIDGE ROADS | HENRICO COUNTY, VA

AMY BRODERICK
Senior Vice President
804 344 7189
amy.broderick@thalhimer.com

KATE HOSKO
Vice President
804 344 7169
kate.hosko@thalhimer.com

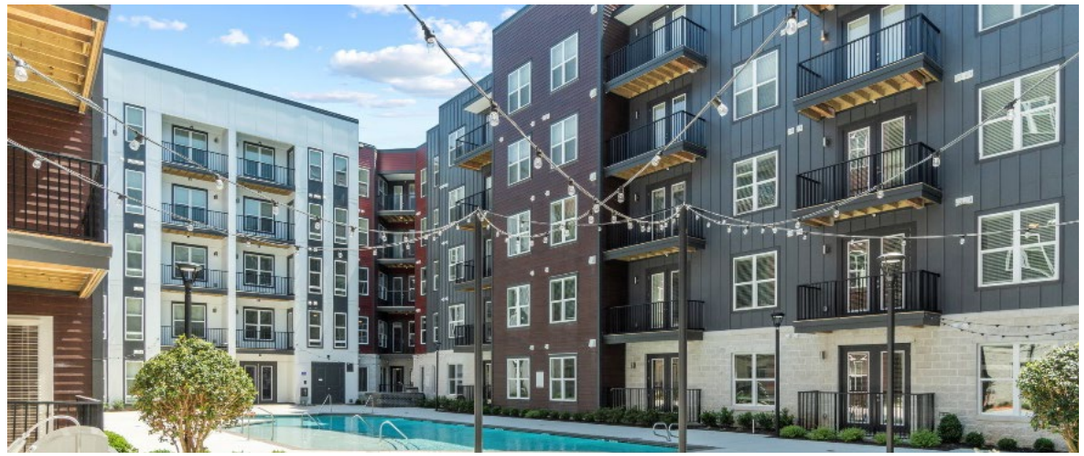
CUSHMAN & WAKEFIELD | THALHIMER

PROPERTY OVERVIEW

OVERVIEW	
LOCATION	1.5 miles south of I-64 at exit 181 in Richmond, VA. Located in a retail hub including Performance Pickleball, Foot Locker, Surge, NOVA, Walmart, BJ's Wholesale, Kroger, Fresh Market, TJ Maxx, and Petco.
MARKET	Richmond MSA (1.3 million+ in population). **REGENCY** is centrally situated to attract visitors from the most affluent residential areas in the Richmond Market.
DESCRIPTION	Traditional closed-air shopping mall which has been re-envisioned with exterior restaurants, rooftop bars, sports venues, entertainment, retail and office incorporating a residential component (320 residential units in Phase I are complete with 314 units in Phase II under construction), open courtyards and pedestrian plazas.
ZONING	Urban Mixed-Use (UMU)
TOTAL SF	2MSF planned walkable mixed-use residential, retail, office and entertainment district. REGENCY is approved for 1,200 residential units, and ±900,000 SF of retail, office, restaurant and entertainment uses.
SITE SIZE	46 acres
PARKING	Over 3,500 spaces on site

CURRENT TENANTS

Performance Pickleball, NOVA Swimming, Surge Adventure Park, Starbucks, Panera Bread, Chipotle Mexican Grill, Valvoline, The Goddard School for Early Childhood Development, First Watch The Daytime Cafe, Twin Hickory Tavern, Pelagos VR, MOD, Henrico Adult Education, Hawaii Hula Art, Foot Locker, Firestone, T-Mobile, Grove Eye Care, Chase, CareNow Urgent Care, Sheltering Arms, Sheetz

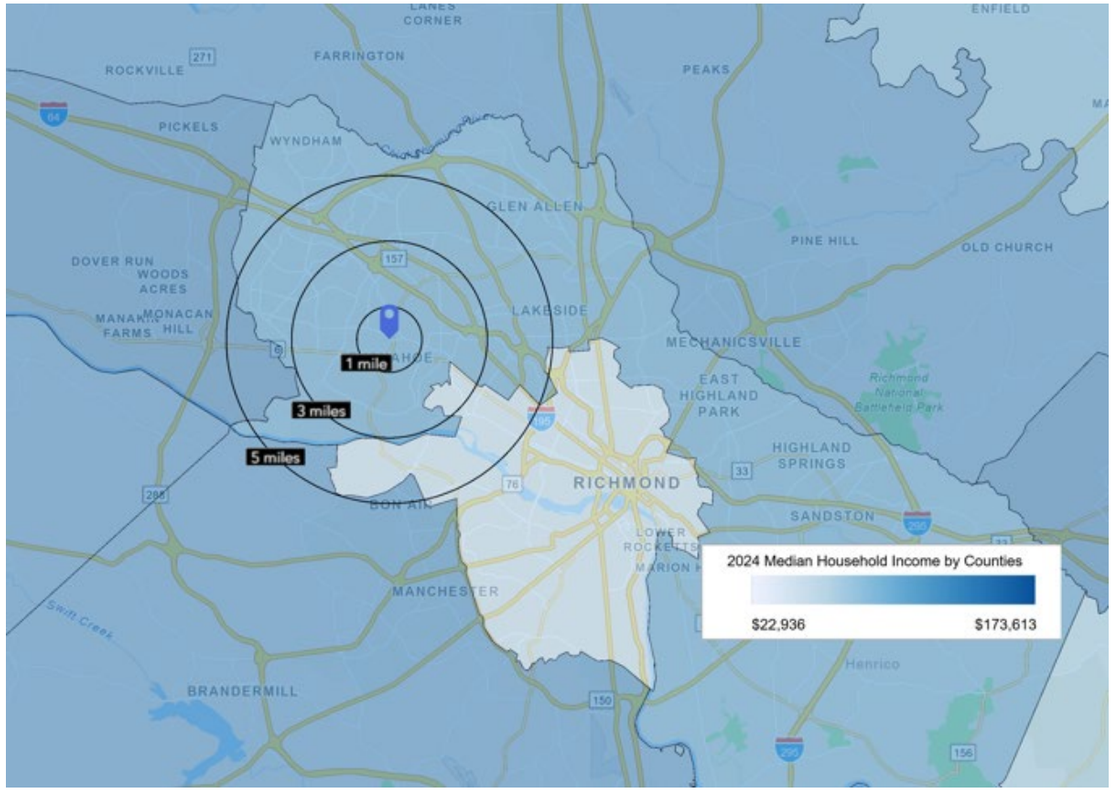


LEASE PLAN

OUTPARCEL 9
± 5,500 SF
QUIOCCASIN RD.
petco
Walmart
TJ maxx
T-Mobile
TRUIST
Chick-fil-A
EASTRIDGE RD.
I-64
N
N. PARHAM RD.
EMB
OUTPARCEL 10
± 3,750 SF
Valvoline
CHASE
SHEETZ
MOD
FIRST WATCH
Firestone
UPPER PLAZA
SURGE
SPACE 5
3,857 SF
STARLING DR.
THE REGENT
PHASE I
320
APTS
the RISE at REGENCY
BJ's
SPACE 6
AT LEASE
ANCHOR EAST
UPPER LEVEL
SPACE 7
NOVA SWIMMING
CareNow Urgent Care
Panera
HOLLY HILL RD.
PHASE III
APTS
SPACE 8
12,022 SF
ANCHOR WEST
24,000 SF AVAILABLE
FIRST FLOOR
Sheltering Arms
UPPER FLOOR

DEMOGRAPHICS

Demographics	1 MILE	3 MILE	5 MILE
2024 Population	12,788	83,161	206,236
2029 Projected Population	12,679	82,729	208,873
2024 Households	5,005	33,509	84,996
2029 Projected Households	4,988	22,493	86,492
2024 Average Household Income	$94,204	$138,976	$142,429
2029 Projected Household Income	$108,803	$159,112	$163,397
Daytime Employees	7,265	63,494	157,361



30,027
7-MINUTE DAYTIME EMPLOYEES

206,236
5-MILE POPULATION

$142,429
5-MILE AVERAGE HOUSEHOLD INCOME

515,770
NO. OF HOUSEHOLDS IN TRADE AREA

Medical Office Contacts:

AMY BRODERICK
Senior Vice President
804 344 7189
amy.broderick@thalhimer.com

KATE HOSKO
Vice President
804 344 7169
kate.hosko@thalhimer.com

Retail Contacts:

CONNIE JORDAN NIELSEN
Senior Vice President
804 697 3569
connie.nielsen@thalhimer.com

NICKI JASSY
Senior Vice President
804 697 3433
nicki.jassy@thalhimer.com

REGENCY

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