

# THE CORNER AT SHORT PUMP



# THALHIMER

RETAIL FOR LEASE

W. Broad St. & Lauderdale Dr.  
Henrico County, VA 23233

## NOW LEASING





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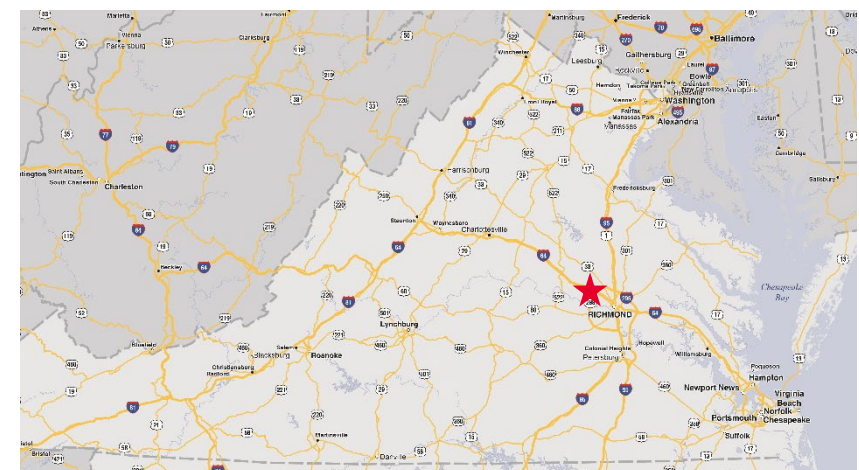
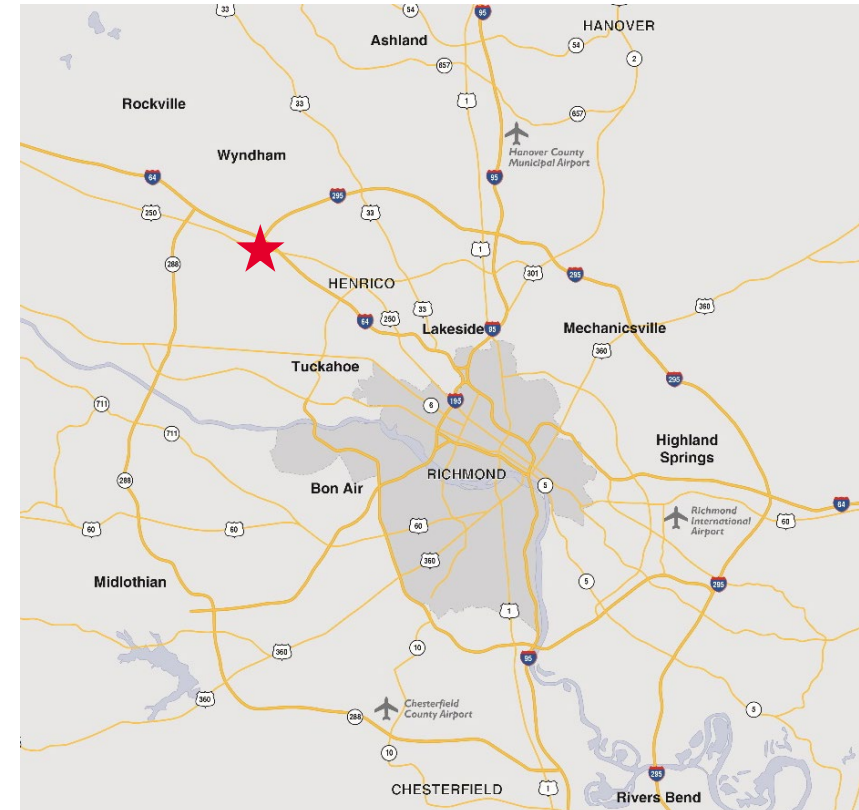
## Property Features

- Anchored by Kroger Marketplace and new anchor Academy Sports + Outdoors
- 3,174 SF of shop space available
- Pad available – up to 6,000 SF
- Shares main entry to the 1.4 million SF Short Pump Town Center (\$750+ PSF)
- W Broad St – 32,000 VPD / Lauderdale Dr – 25,204 VPD
- **THE** regional shopping destination in Richmond

## Demographics

	1 Mile	3 Miles	5 Miles
Population	7,929	62,624	136,655
No. of Households	3,095	23,991	54,160
Avg. HH Income	\$155,157	\$151,471	\$128,407
Daytime Population	12,807	72,400	143,834
Bachelor's Degree +	44.1%	38.8%	35.5%

## Join Tenants/Nearby Retailers





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