

Village Shopping Center

7001-7035 Three Chopt Road | Richmond, Virginia 23226



THALHIMER

For Lease / Retail/Office / Join Newest Tenant, Blue Cow Ice Cream

Several Spaces Available



First Floor Retail Space
Second Floor Office/Retail
Space Available

Contact / Jim Ashby | Senior Vice President | 804 697 3455 | jim.ashby@thalhimer.com

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



THALHIMER



FEATURES

- FIRST FLOOR - Several Spaces Available
- SECOND FLOOR - 10,243 SF Office/Retail Space (can be divided)
- West End's Premier Shopping Center
- Average household income within 1 mile - \$141,000+
- 111,177 SF shopping center near the University of Richmond Campus, Altria, Genworth
- Located in a bustling neighborhood center anchored by Publix & CVS



12,000
VPD - THREE CHOPT RD.

HIGHLIGHTS



80,997
POPULATION



\$135,728
AVERAGE
INCOME



110,935
DAYTIME
POPULATION

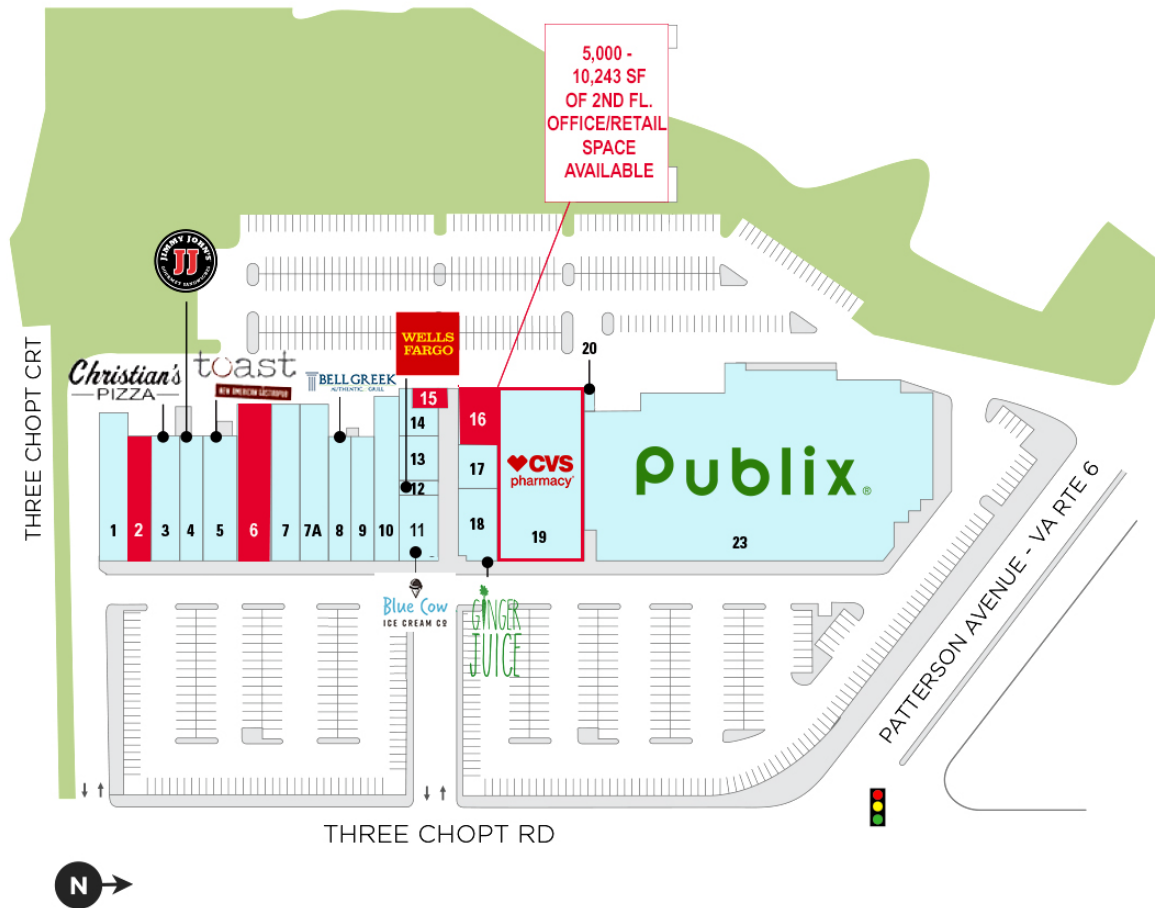
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,308	80,997	230,903
Households	4,849	32,871	103,228
Avg. Household Income	\$141,079	\$135,728	\$123,232
Daytime Population	11,717	110,935	259,880

JOIN RETAILERS



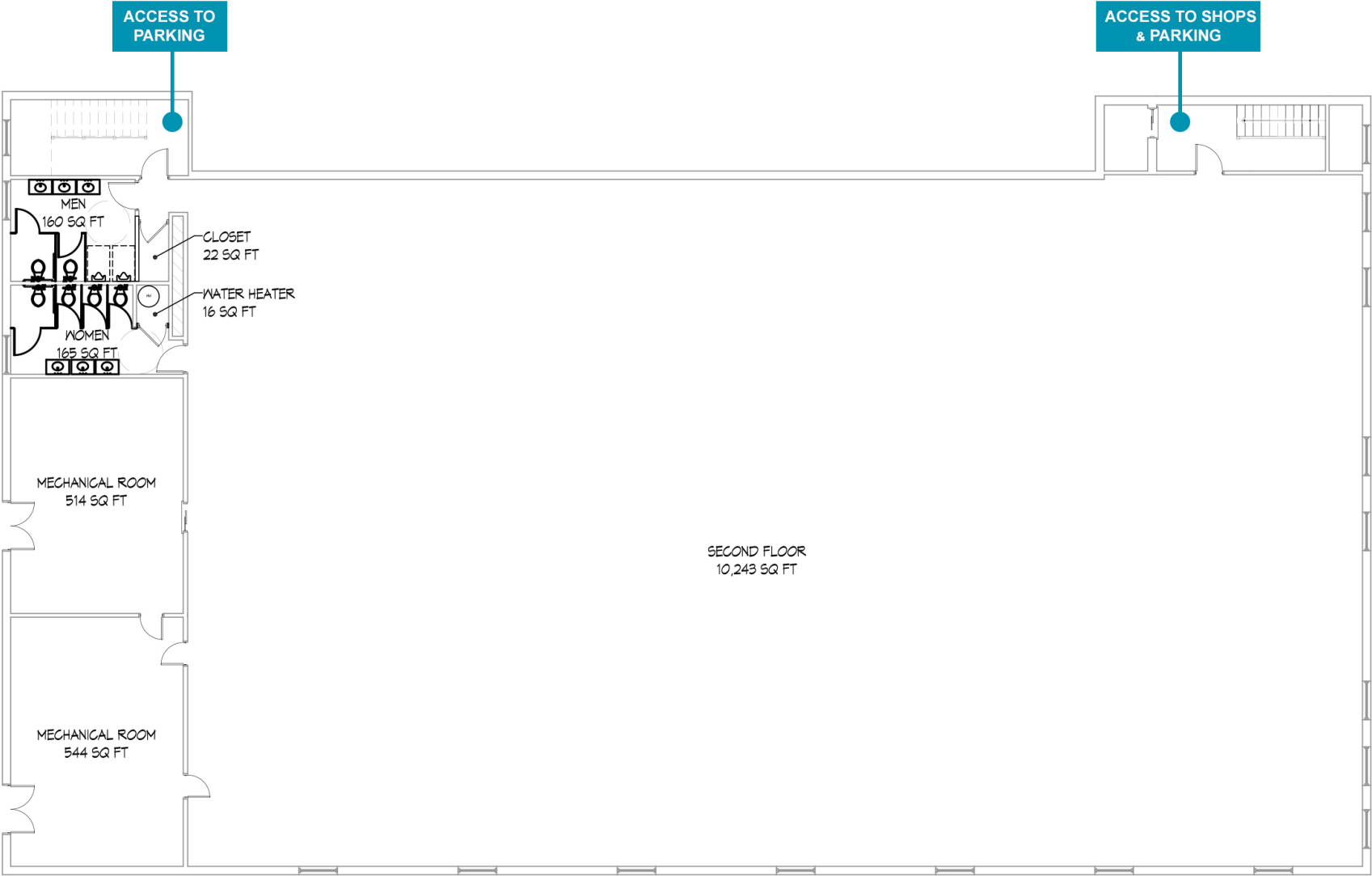
CENTER SITE PLAN



	TENANT	SF
01	Village Cleaners	3,165 SF
02	AVAILABLE	2,156 SF
03	Christian's Pizza	2,717 SF
04	Jimmy John's	2,156 SF
05	Toast	3,266 SF
06	AVAILABLE	3,850 SF
07	Palm Beach Tan	3,440 SF
07-A	Escape Nail & Spa	3,440 SF
08	Bell Greek	2,229 SF
09	Towne Bank	2,229 SF
10	VA ABC	3,003 SF
11	Blue Cow Ice Cream	1,772 SF
12	Wells Fargo	397 SF
13	Beyond the Fringe Hair	1,587 SF
14	Village Shoe Repair	936 SF
15	AVAILABLE	577 SF
16	AVAILABLE	1,633 SF
17	Haru Sushi	1,319 SF
18	Ginger Juice	2,298 SF
19	CVS	11,700 SF
23	Publix	45,023 SF
24	AVAILABLE	10,243 SF

PROPOSED PLAN

SECOND FLOOR - 10,243 SF Office/Retail Space (can be divided)



AERIAL OVERVIEW

VILLAGE SHOPPING CENTER





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