

RETAIL FOR LEASE

ROUTE 1 & KINGS ACRES ROAD

Glen Allen, Virginia



ANCHOR OPPORTUNITIES

PRIME LOCATION
ON ROUTE 1

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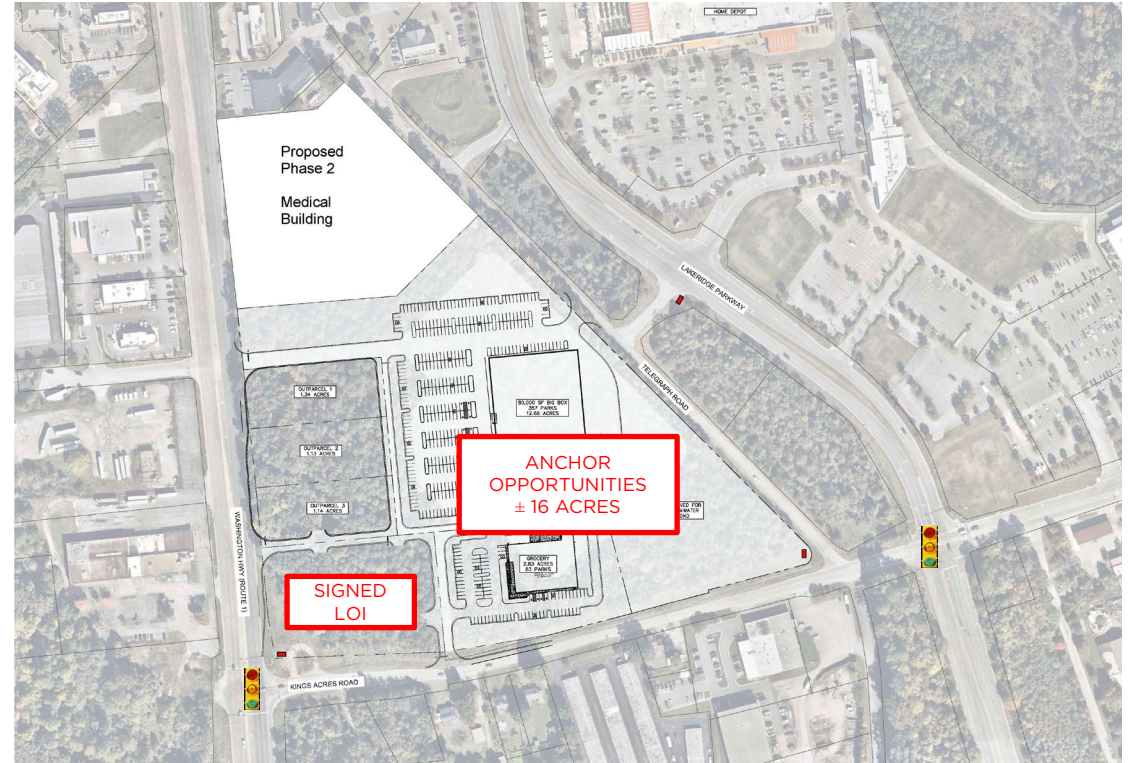
CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY FEATURES

FEATURES

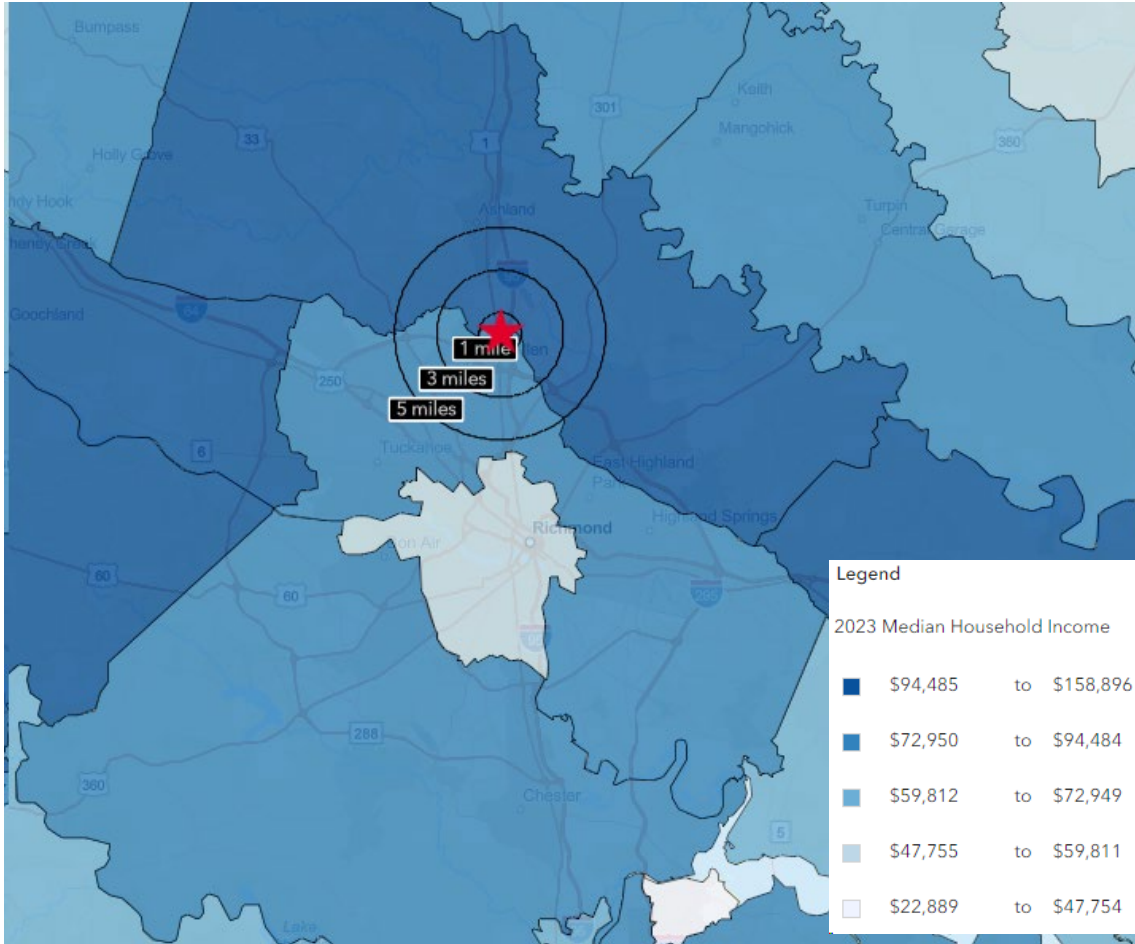
- Availabilities
 - ± 16 Acre - Anchor Opportunities
- Retail development with Anchor and JR Anchor opportunity
- Now Pre-Leasing
- Route 1 - 21,000 VPD
- Signalized corner
- Multiple points of access
- Easy I-95 access



JOIN NEARBY RETAILERS



NEIGHBORHOOD DEVELOPMENT



Demographics

	1 Mile	3 Miles	5 Miles	15 Minutes
Population	1,958	36,382	94,264	262,791
No. of Households	872	13,574	36,883	109,227
Median HH Income	\$77,067	\$97,126	\$87,694	\$80,200
Avg. HH Income	\$100,805	\$134,102	\$120,489	\$115,442
Employees	977	12,322	48,895	169,595



94,264

5-MILES **POPULATION**



36,883

5-MILES **NO. OF HOUSEHOLDS**



\$100,805

1-MILE AVERAGE **HOUSEHOLD INCOME**



48,895

5-MILES **EMPLOYEES**



±4,000

NEW **HOMES APPROVED**



2.6%

2023 5-MILE **GROWTH RATE**

PROPERTY AERIAL



HENRICO COUNTY PARKS

CHICKAHOMINY FALLS
\$460K-\$870K

RIVERMILL
\$410K-\$1.1M

VERENA AT THE GLEN
RETIREMENT COMMUNITY

VIRGINIA CENTER MARKETPLACE

Publix, Target, McDonald's, ABC TRUIST, Merchants

CREEKS AT VIRGINIA CENTER

ROSS DRESS FOR LESS, Michaels, HomeGoods, Charleys, DICK'S SPORTING GOODS, five BELOVED, The Cheesecake Factory

7-Eleven, Arby's, Wawa, Popeye's, Bank of America, Cook Out

SONIC, Popeye's, Popeye's, Popeye's, Popeye's, Popeye's

Red Robin, Wendy's, Dollar Tree, Virginia Credit Union, the Vitamin Shoppe, Firestone, OfficeMax

75 TOWNHOMES, VIRGINIA CENTER COMMONS, REGAL, Texas Instruments

JEB STUART PKY., BEST BUY, UNITED BANK, FedEx

26,000 VPD, 780 RESIDENTIAL UNITS, VA CENTER PKY.

38,000 VPD, STUART'S CROSSING, SHERWIN-WILLIAMS, FIVE GUYS, verizon, Starbucks

KINGS ACRES DEVELOPMENT

HENRICO COUNTY SPORTSPLEX AND CONVOCATION CENTER

ROUGHLY 215,000 SF TO ACCOMMODATE BASKETBALL, VOLLEYBALL, ETC.
115,000 SF OF EVENT SPACE
CONVOCATION SEATING FOR 4,500+
575 RESIDENTIAL UNITS

VIRGINIA CENTER STATION

GameStop, SUBWAY, FIREHOUSE SUBS, SportClips, Walgreens, HAND & STONE

THE CROSSINGS GOLF COURSE COMMUNITY

78,000 VPD

85,000 VPD

135,000 VPD

38,000 VPD

BROOK RD

1

SLIDING HILL RD

KINGS ACRES RD

JEB STUART PKY.

VA CENTER PKY.

FRANCIS RD

95

295

SHEETZ

FOOD LION

CEDAR LANE

BP

95

SONIC

Arby's

POPEYE'S

SONIC

GREEN TOP

cicis

DOLLAR TREE

GOODYEAR

Firestone

OfficeMax

VIRGINIA CENTER COMMONS

REGAL

Texas Instruments

75 TOWNHOMES

BEST BUY

UNITED BANK

FedEx

780 RESIDENTIAL UNITS

95

STUART'S CROSSING

SHERWIN-WILLIAMS, FIVE GUYS, verizon, Starbucks

THE CROSSINGS GOLF COURSE COMMUNITY

RESIDENTIAL PROPERTY AERIAL



KINGS ACRES DEVELOPMENT

EXISTING RESIDENTIAL DEVELOPMENTS

ASHCREEK	648 SINGLE FAMILY HOMES	STONEY RUN	88 CONDOS
FOXHEAD	301 SINGLE FAMILY HOMES	THE GREENS AT VCC	180 UNITS
KINGS CHARTER	900 SINGLE FAMILY HOMES / TOWNHOMES	THE LINKS AT VCC	73 SINGLE FAMILY HOMES
LAKERIDGE SQUARE	156 APARTMENT UNITS	VERNA AT THE GLEN	118 AGE RESTRICTED UNITS
LEGENDS AT VCC	352 APARTMENT UNITS	VILLAGES AT THE CROSSING	42 TOWNHOME UNITS
MAGNOLIA RIDGE	415 SINGLE FAMILY HOMES	VILLAS VIRGINIA CENTER	72 CONDOS
RUTLAND GROVE	115 SINGLE FAMILY HOMES		

UNDER CONSTRUCTION & PROPOSED RESIDENTIAL DEVELOPMENTS ±4,000 UNITS

CALDWELLPARK	471 APARTMENTS & TOWNHOMES	RIVERMILL	906 APARTMENTS, TOWNHOMES, AND SINGLE FAMILY HOMES
GILES	525 SINGLE FAMILY HOMES & TOWNHOMES	STAGS LEAP	30 SINGLE FAMILY HOMES
HONEY MEADOWS	56 SINGLE FAMILY HOMES	SAUERS DEVELOPMENT	780 APARTMENTS & CONDOS
CHICKAHOMINY FALLS	220 SINGLE FAMILY HOMES & TOWNHOMES	SPORTSPLEX COMPLEX	900 APARTMENTS & CONDOS
RUTLAND GROVE	115 SINGLE FAMILY HOMES		