

REGENCY

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

OUTPARCEL
OPPORTUNITIES



LAST TWO OUTPARCEL
OPPORTUNITIES!



OVERALL REDEVELOPMENT SITE PLAN

REGENCY

IS...



LATTE'S & FRAPPACINO'S



KEEPING IT OILED



SHEETZ & SHWEEZ



BURRITOS, NAILS & SLICES



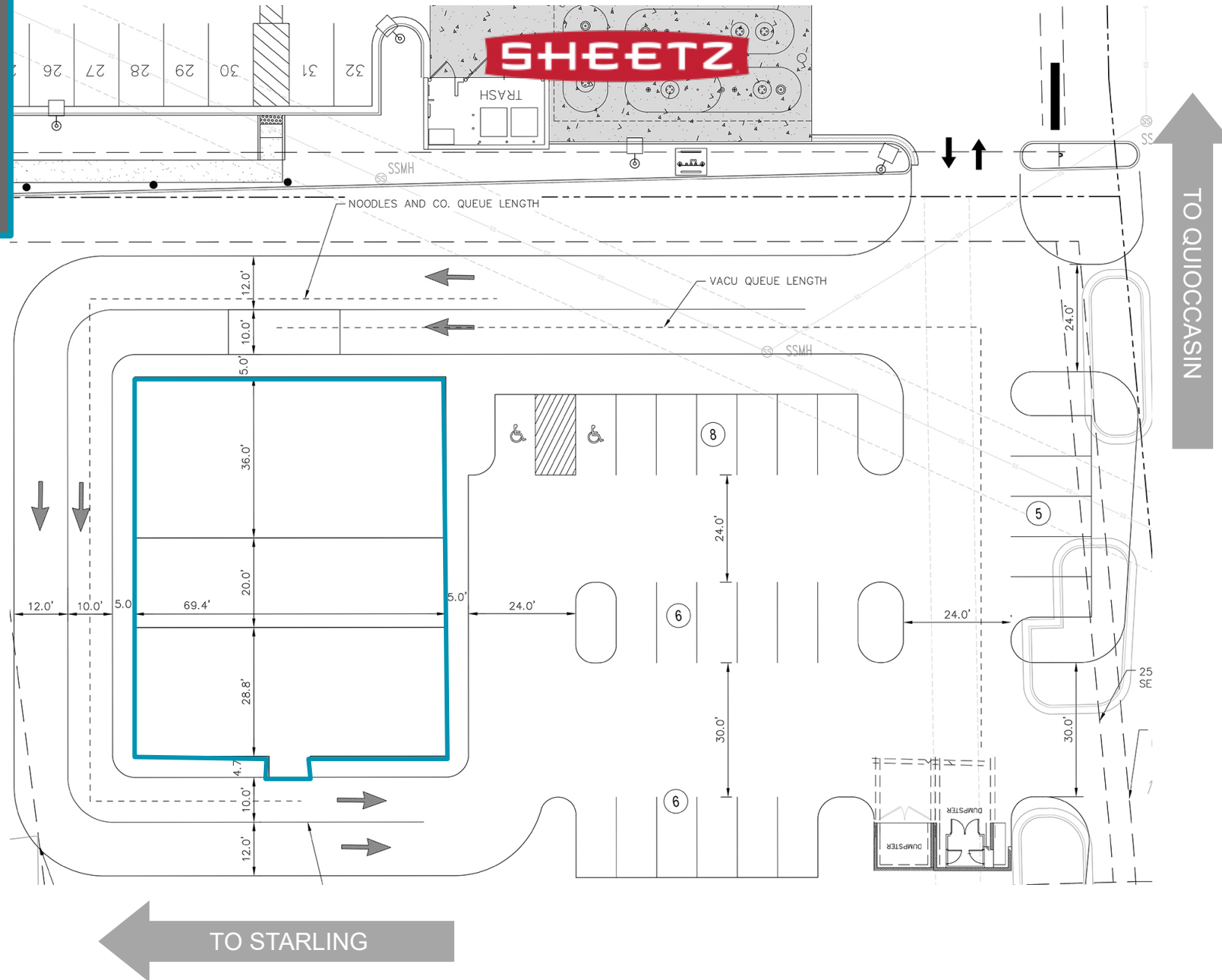
BAGELS, BEDROOMS & BAND-AIDS

POTENTIAL LAYOUT

OUTPARCEL

9

UP TO 6,190 SF
WITH DRIVE-UP
ATM AND DRIVE-THRU
OPTIONS

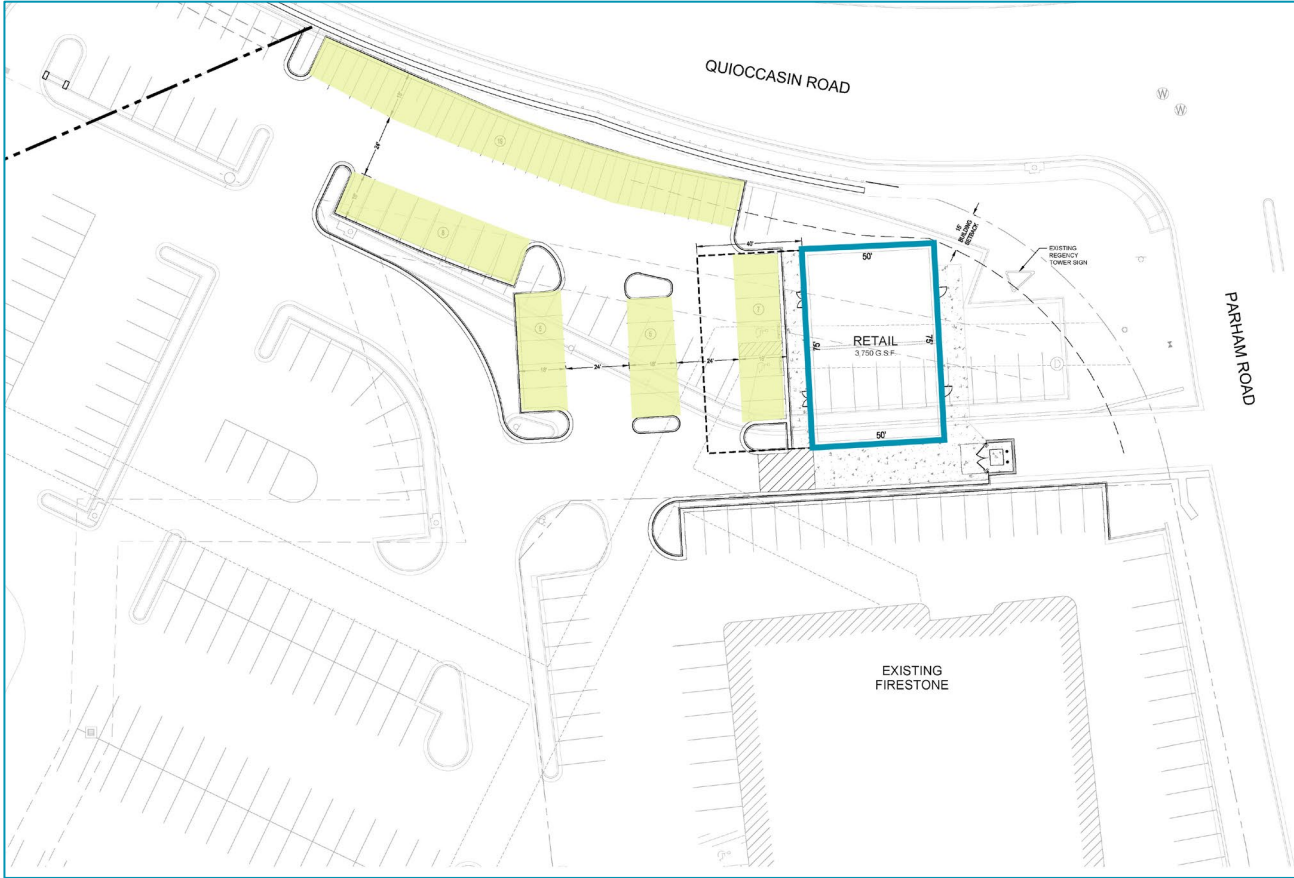
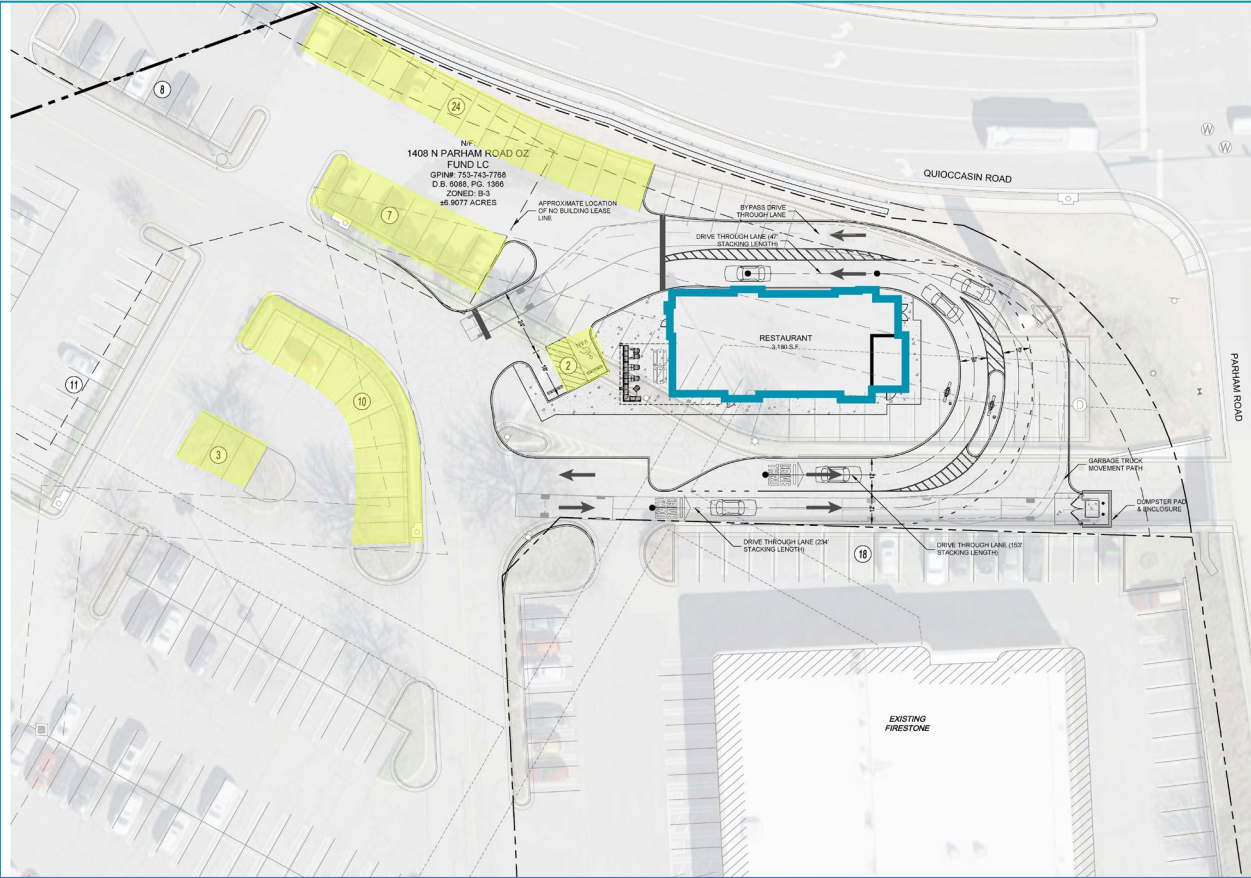


POTENTIAL LAYOUTS

**OUTPARCEL
10**
UP TO 3,750 SF
FREESTANDING OR UP
TO 3,180 SF WITH
DRIVE-THRU

Option 1:

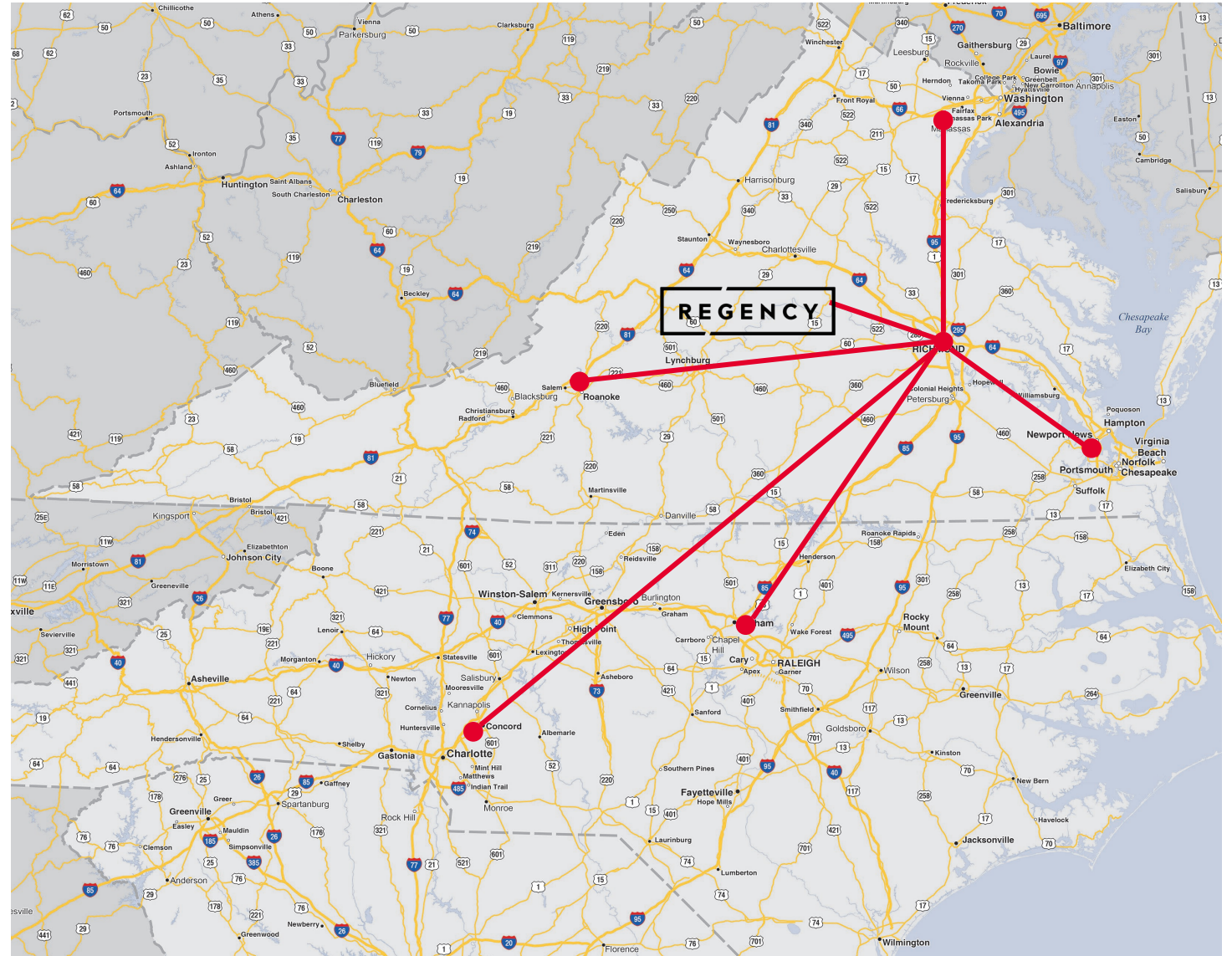
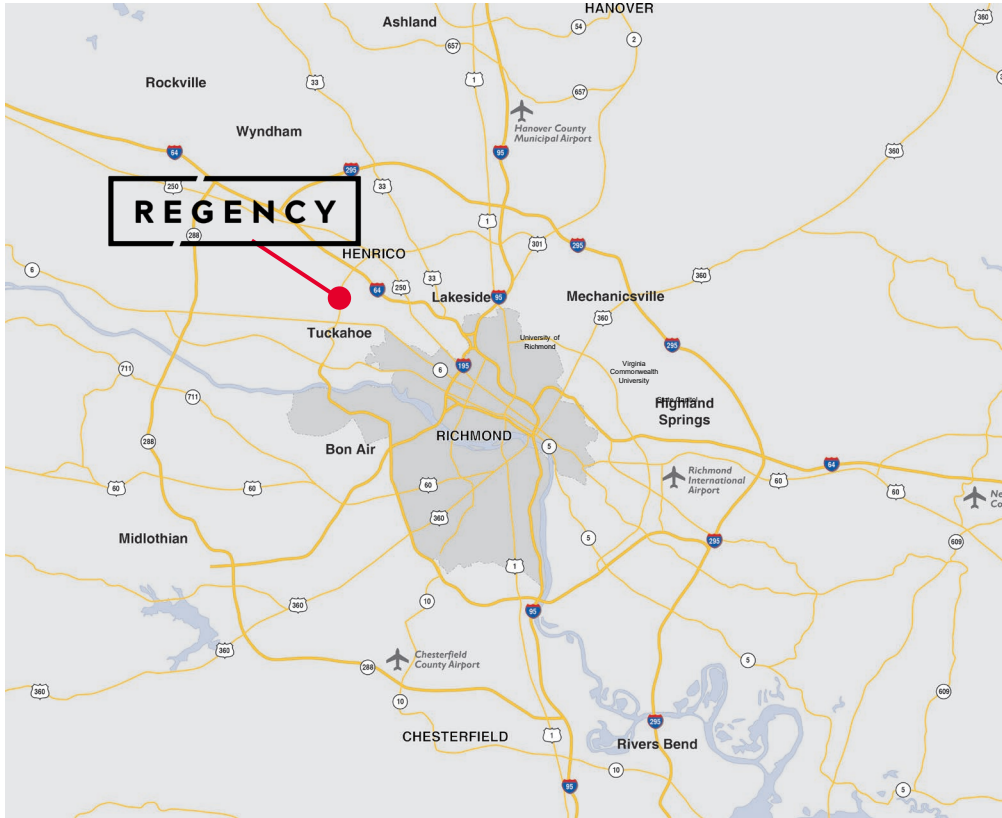
Option 2:



37 PARKING SPACES

44 PARKING SPACES

LOCATION



Driving Distance to Nearby Cities

CITY	TIME
Richmond, Virginia (CBD)	7 minutes
Washington D.C.	1 hour, 26 minutes
Virginia Beach, Virginia	2 hours, 2 minutes
Raleigh, North Carolina	2 hours, 41 minutes
Roanoke, Virginia	2 hours, 42 minutes
Charlotte, NC	4 hours, 42 minutes

DEMOGRAPHICS

DRIVE TIMES	7 Minute	12 Minute	15 Minute
2022 Total Population	54,923	169,960	267,528
2027 Projected Population	55,279	172,857	272,866
2022 Households	22,940	70,044	112,958
2027 Projected Households	23,112	71,226	115,531
2022 Average Household Income	\$118,859	\$130,596	\$133,268
2027 Projected Household Income	\$139,495	\$151,615	\$154,566
Daytime Employees	25,211	115,072	170,564

RADII	1 Mile	3 Mile	5 Mile
2022 Population	12,934	82,155	204,384
2027 Projected Population	13,261	82,575	207,821
2022 Households	5,009	32,853	83,919
2027 Projected Households	5,146	33,058	85,313
2022 Average Household Income	\$96,227	\$130,990	\$135,818
2027 Projected Household Income	\$113,934	\$152,428	\$157,131
Daytime Employees	5,941	51,921	132,022

CONSUMER EXPENDITURE	1 Mile	3 Mile	5 Mile
2022 Retail Expenditure	\$11M	\$98 M	\$261 M

TRADE AREA PROFILE	
2022 Population	1,287,879
2027 Projected Population	1,319,103
2022 Households	509,913
2027 Projected Households	522,947
2022 Median Age	39.1
2022 Average Household Income	\$108,902
2027 Projected Average Household Income	\$126,905



25,211
 7-MINUTE DAYTIME
 EMPLOYEES



204,384
 5 MILE POPULATION



\$135,818
 5 MILE AVERAGE HOUSEHOLD
 INCOME



\$261 M
 5 MILE 2022 RETAIL EXPENDITURE

267,528
 12 MIN POPULATION
1,287,879
 TRADE AREA

320 | 226
 PHASE I | PHASE II
 APARTMENTS
1,200+
 TOTAL

32,853
 NO. OF HOUSEHOLDS
\$130,990
 AVG. HH INCOME

For more information, contact:

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OWNER/AGENT

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JOIN



REDEVELOPMENT UNDERWAY - URBAN MIXED-USE ZONING



UP TO
2 MILLION
SQ. FT. | TOTAL



1,200 APARTMENT UNITS
320 PHASE I – OPEN
226 PHASE II – (DELIVERING 2024)



3,500+
PARKING SPACES



450,000
SQ. FT. | RETAIL, RESTAURANT,
OFFICE, AND ENTERTAINMENT
USES



55,000 VPD
TRAFFIC COUNT



720,000
TRADE AREA POPULATION