

# 4703 – 4715 NINE MILE ROAD

Richmond, VA 23223

For Lease / Retail Space

Proposed Redevelopment

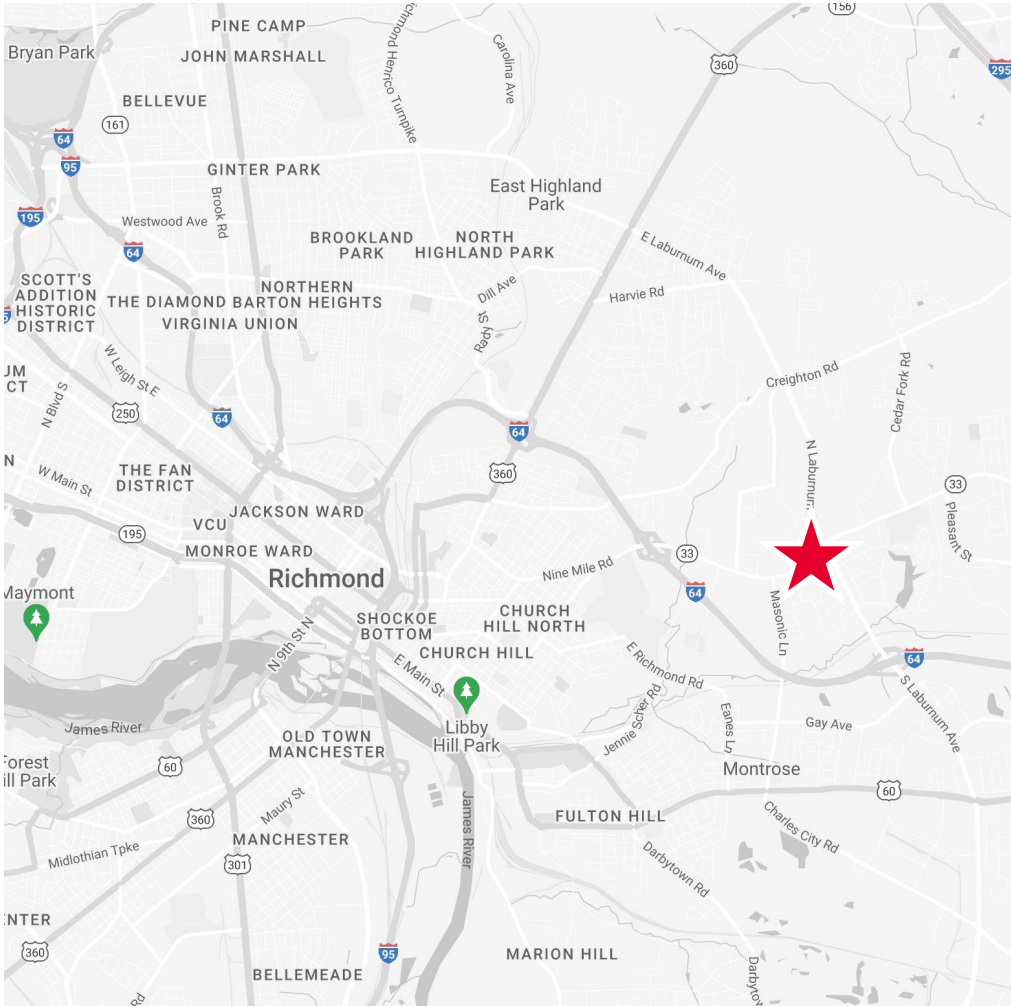


## ANCHOR SPACE AND PADS AVAILABLE FOR LEASE!

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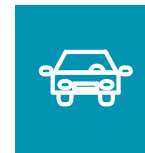
Thalhimer Center  
11100 W. Broad Street, Glen Allen, VA 23060  
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# PROPERTY OVERVIEW



# FEATURES

- 20,000 - 100,000 SF AVAILABLE IMMEDIATELY
- Pad sites and anchor opportunities available for lease
- Pad 1 - 1.22 Acres
- Pad 2 - 0.91 Acres
- Proposed redevelopment
- Located at the intersection of Laburnum Ave and Nine Mile Rd
- Ease of access to 95
- In close proximity to Richmond International Airport



24,000 VPD - NINE MILE RD.

25,000 VPD - LABURNUM AVE.

# NEARBY RETAILERS



# HIGHLIGHTS

**181,512  
POPULATION**

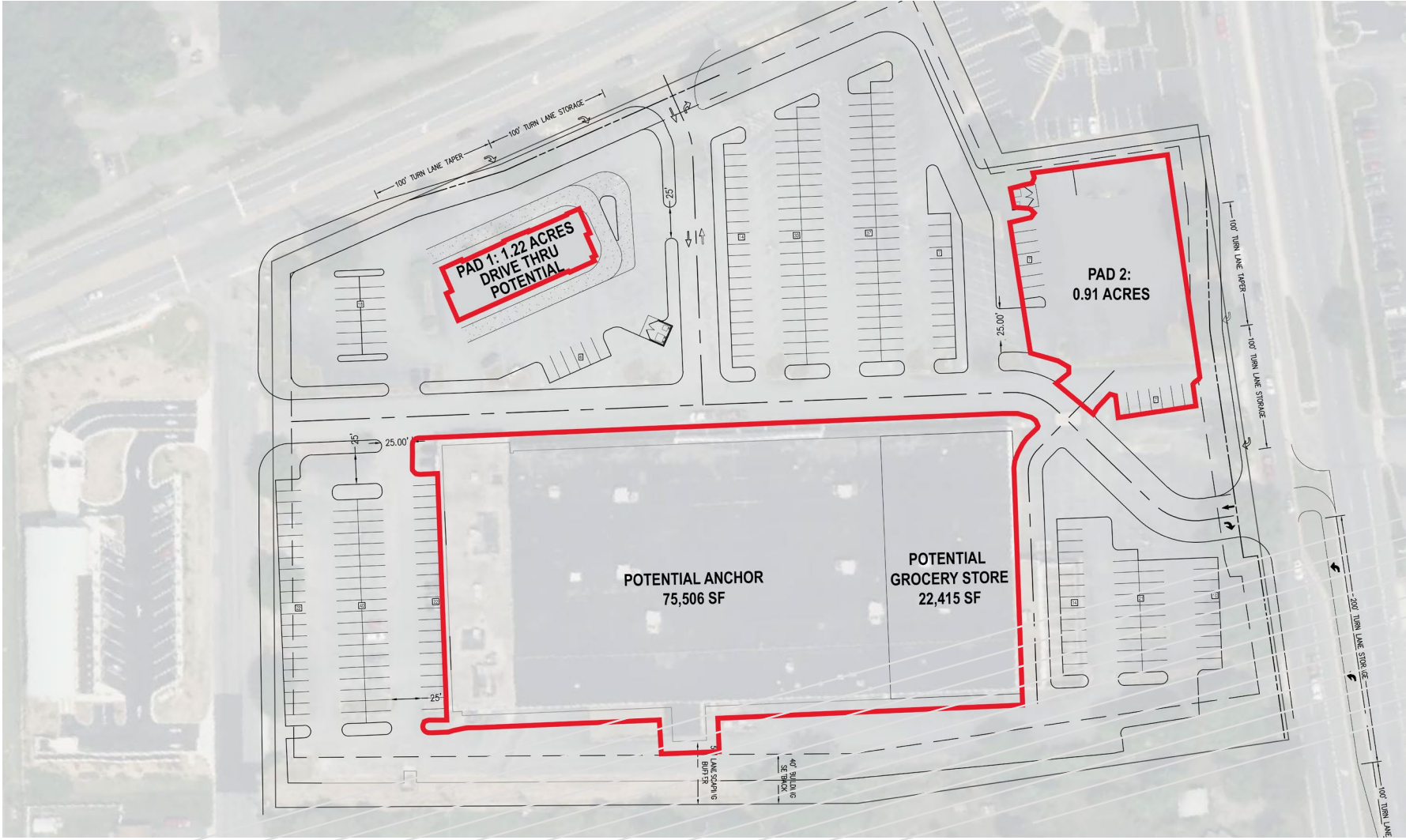
**STRONG TRAFFIC  
COUNTS  
FROM WHITE  
OAK VILLAGE**

**240,748  
DAYTIME  
POPULATION**

# DEMOGRAPHICS

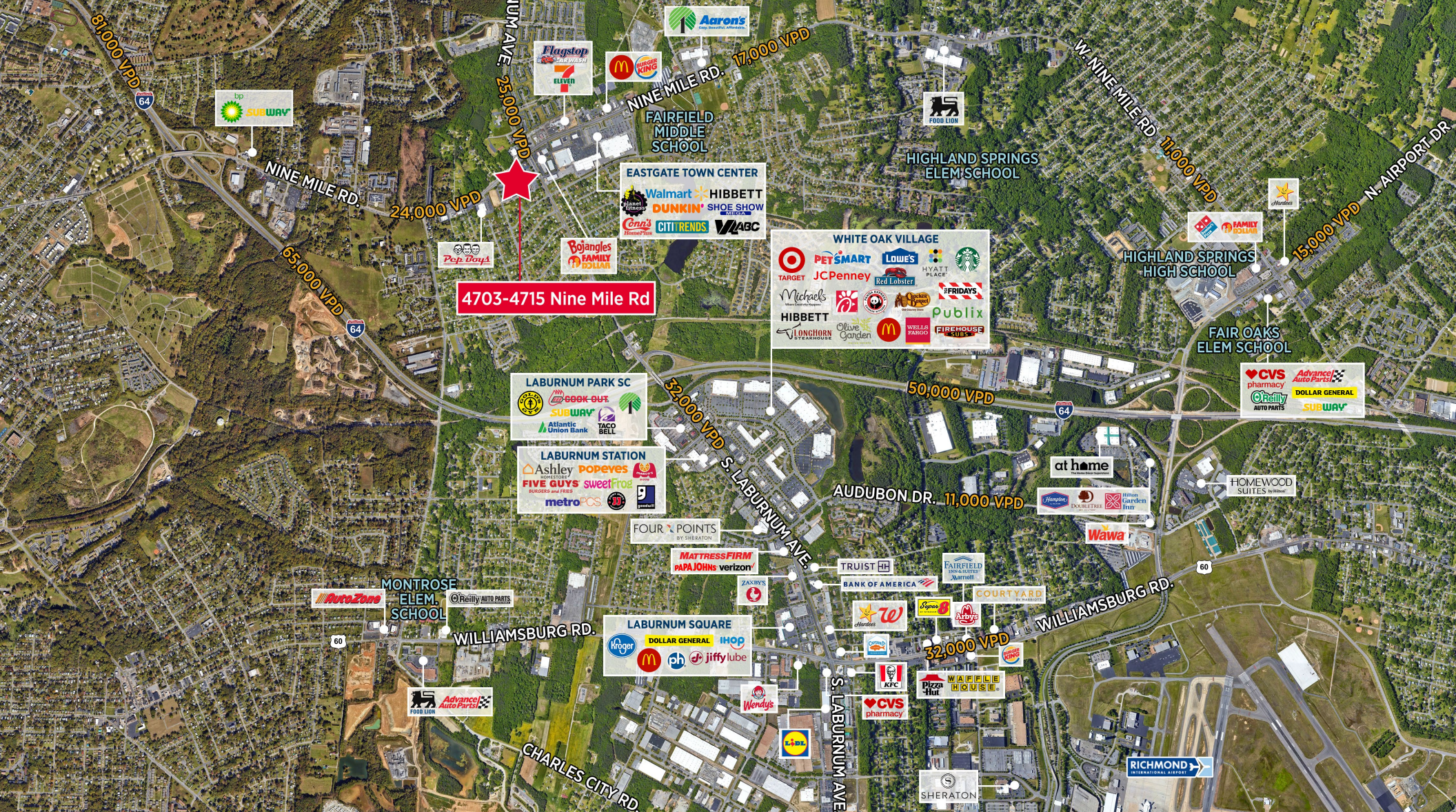
	1 MILE	2 MILES	3 MILES	5 MILES
<b>Population</b>	6,572	32,883	75,274	181,512
<b>Households</b>	2,717	13,548	31,993	78,441
<b>Avg. Household Income</b>	\$61,516	\$65,947	\$69,244	\$74,201
<b>Daytime Population</b>	6,274	27,448	62,891	240,748

# CENTER SITE PLAN & ELEVATION



## PROPOSED FRONT ELEVATION





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