

# PROVEN RESULTS



**CLIENT**  
Wafra



**LOCATION**  
11301 W Broad Street  
Glen Allen, VA 23060



**REAL ESTATE TYPE**  
Retail Neighborhood Center



**SQUARE FOOTAGE**  
86,689 SF Retail

## SHORT PUMP STATION PROJECT OVERVIEW

- Premier Grocery-Anchored Asset in the Short Pump Market
- Highly Visible West Broad Corridor + 77,000 Vehicles Per Day
- Complementary Tenant Mix of Health, Home & Restaurants
- Leasing & Property Management Assignment Awarded in 2021
- Current Occupancy at 97% with 19,700+ SF New Leases & Renewals Since Listing Start

## KEY TENANTS

- Trader Joe's: 12,465 SF Grocery Anchor
- Anchors: Ulta, Petco
- Restaurants Include: Longhorn Steakhouse, Chop't, Jimmy John's, Sweet Frog, Playa Bowls
- Health & Fitness: StretchLab, The Joint
- Beauty & Gifts: Buff City Soap, Gearheart's Fine Chocolates
- Home & Apparel: Mattress Warehouse, Five Below, New Balance



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## LEASING AGENT



**Jim Ashby**  
Senior Vice President

thalhimer.com

