

ROUTE 1 & KINGS ACRES ROAD

Glen Allen, Virginia

ANCHOR OPPORTUNITIES | PRIME LOCATION ON ROUTE 1



ANNIE O'CONNOR
First Vice President
+1 804 697 3451
annie.oconnor@thalhimer.com

ALEX WOTRING
Senior Vice President
+1 804 344 7163
alex.wotring@thalhimer.com

CONNIE JORDAN NIELSEN
Senior Vice President
+1 804 363 6000
connie.nielsen@thalhimer.com



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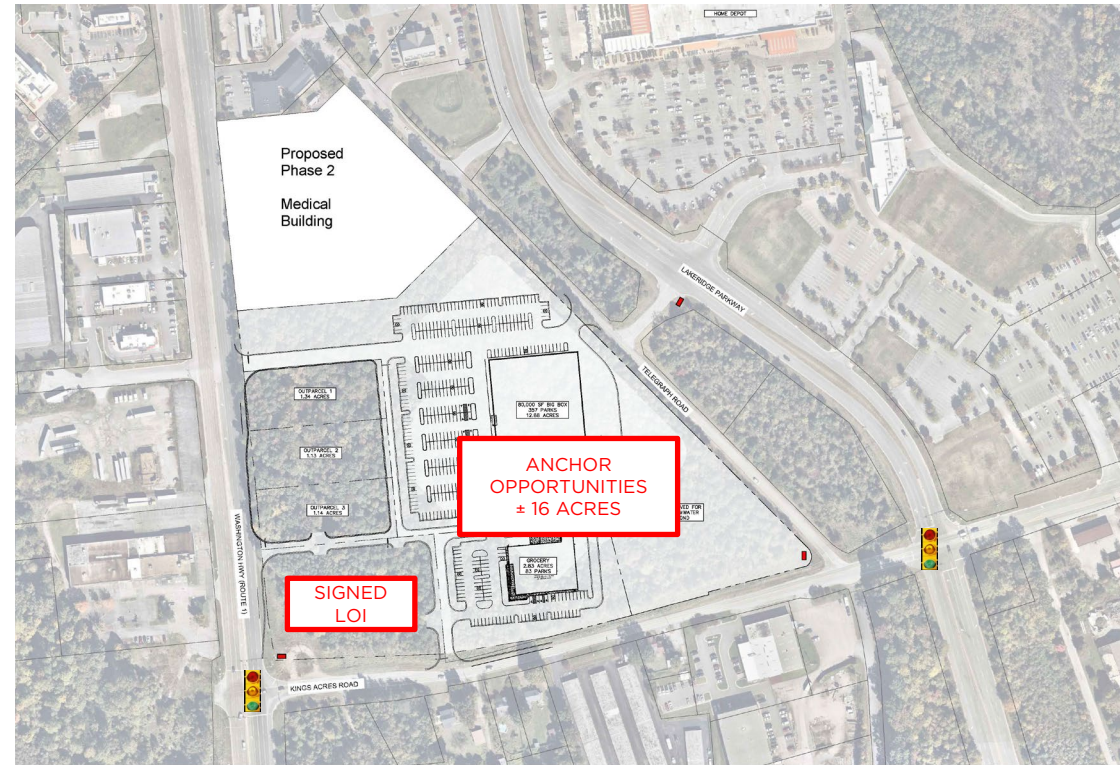
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ROUTE 1 & KINGS ACRES ROAD

Glen Allen, Virginia

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



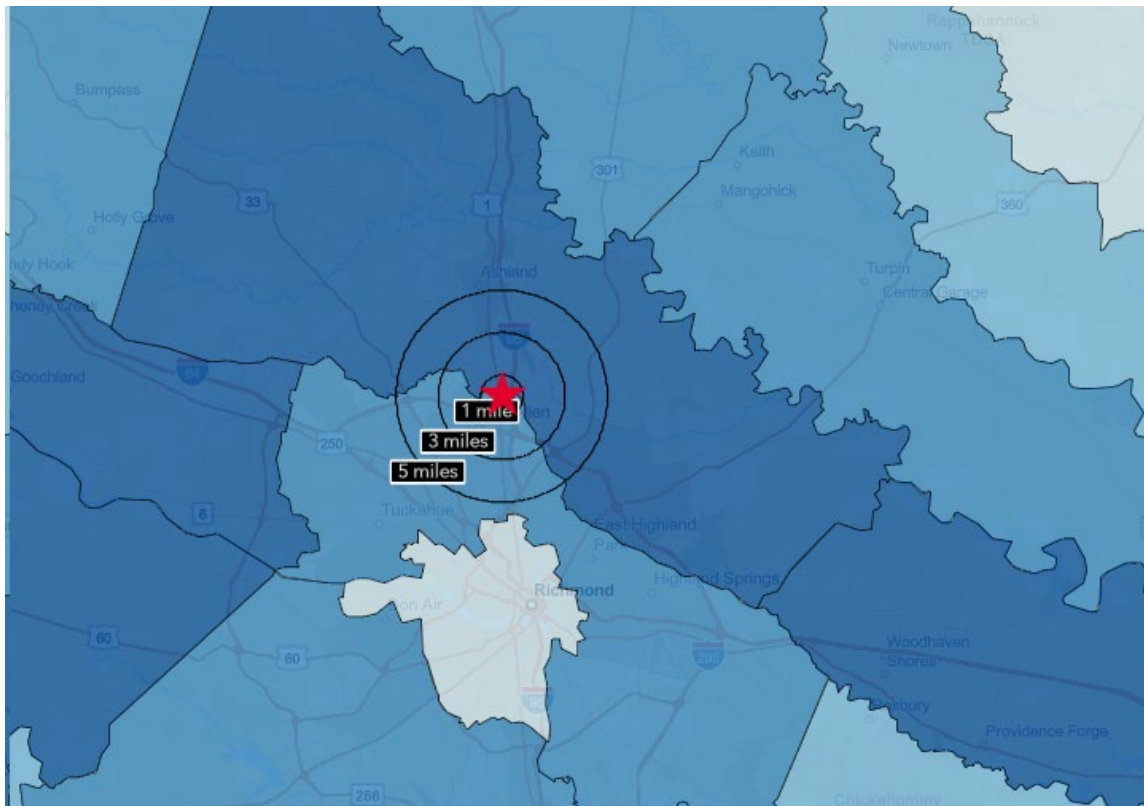
JOIN NEARBY RETAILERS



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Glen Allen, Virginia

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**



HENRICO COUNTY PARKS

CHICKAHOMINY FALLS
\$460K-\$870K

RIVERMILL
\$410K-\$1.1M

VERENA AT THE GLEN
RETIREMENT COMMUNITY

VIRGINIA CENTER MARKETPLACE

Publix
McDonald's
Target
WABC
TRUIST
MERCHANT'S

CREEKS AT VIRGINIA CENTER

ROSS
MICHAEL'S
Charley's
HomeGoods
DICK'S
five BELOW

1

KINGS ACRES RD

BROOK RD

JEB STUART PKY.

26,000 VPD

VA CENTER PKY.

FRANCIS RD

295

85,000 VPD

38,000 VPD

STUART'S CROSSING

SHERWIN-WILLIAMS
FIVE GUYS
BURGERS and FRIES
verizon

95

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

135,000 VPD

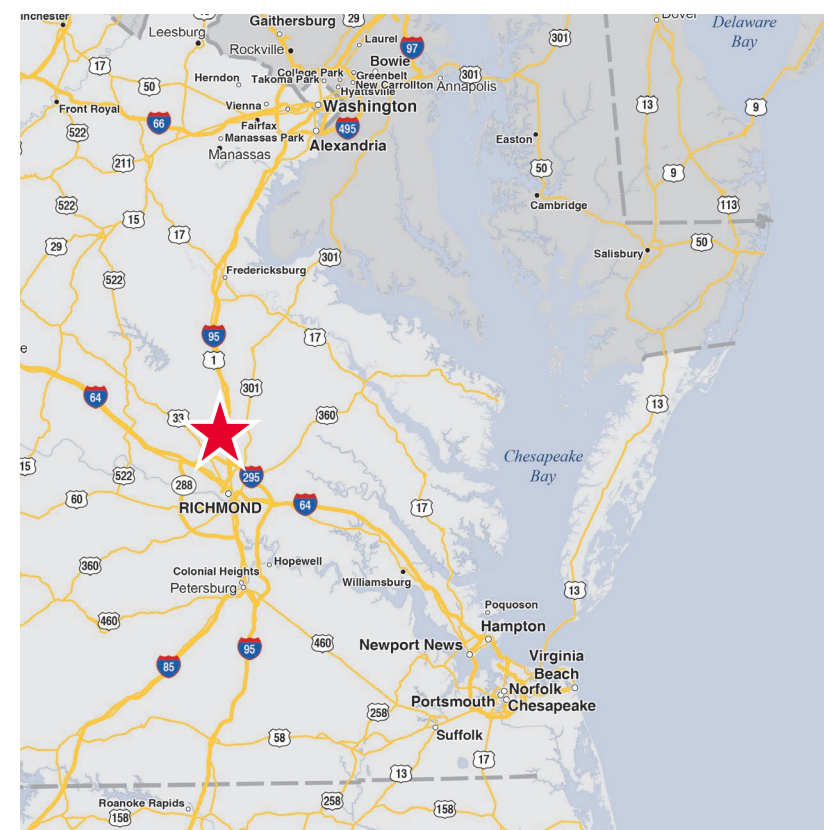
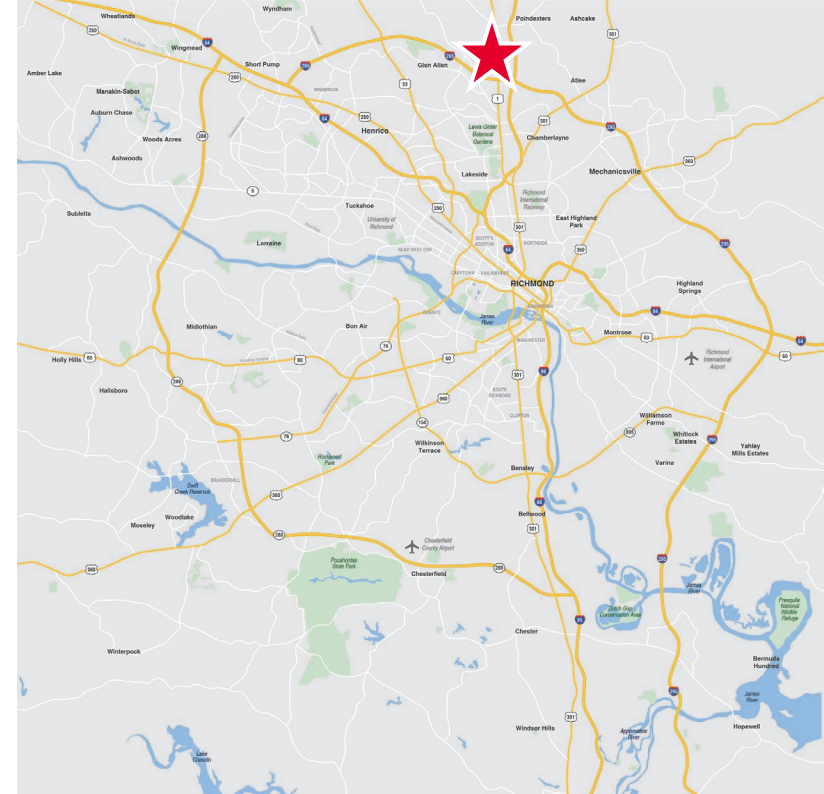
780
RESIDENTIAL
UNITS

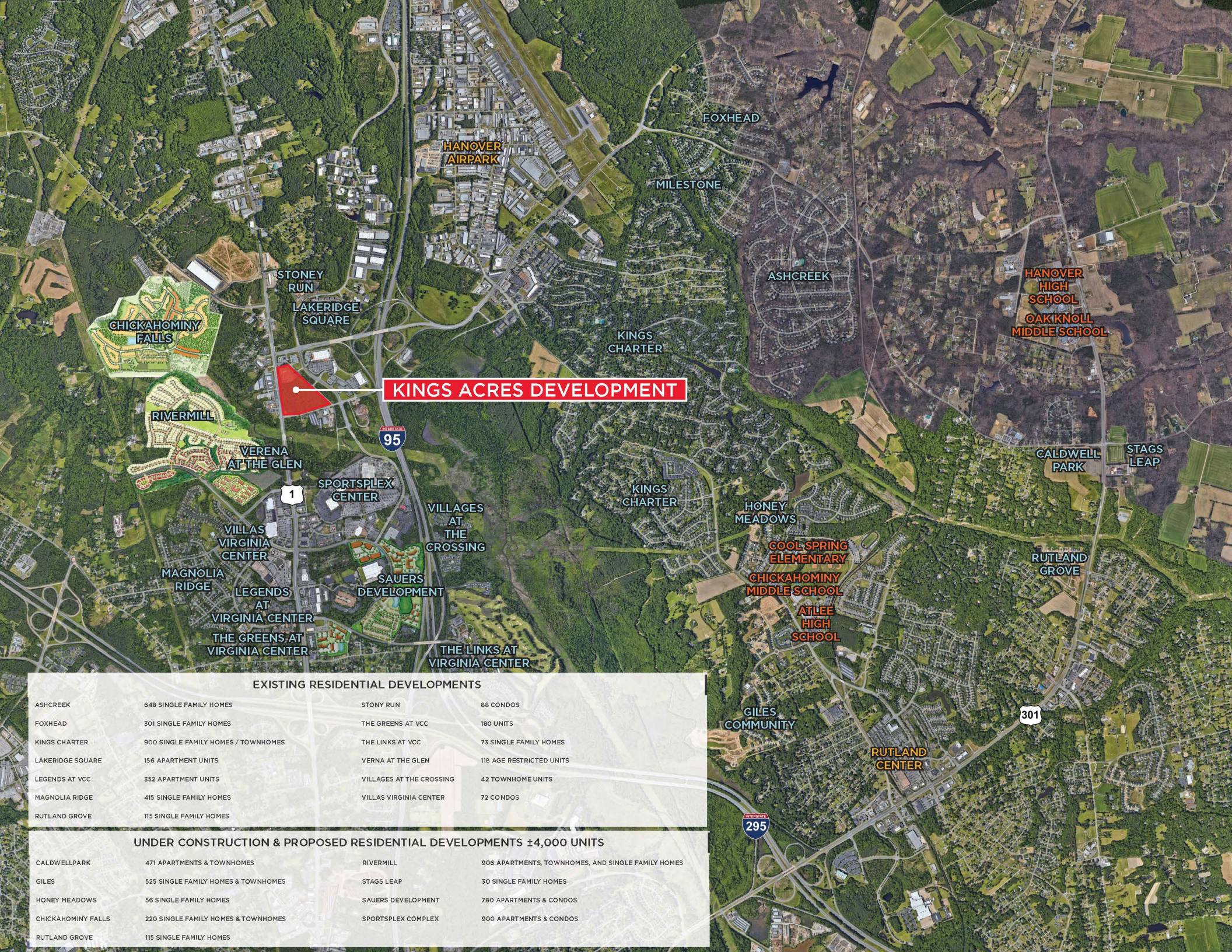
VA CENTER PKWY

95

THE CROSSINGS
GOLF COURSE
COMMUNITY

108,000 VPD





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

CALDWELL PARK	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		

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For more information, please contact:

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Thalhimer Center
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Glen Allen, VA 23060
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