

# RETAIL FOR LEASE POWHATAN PLAZA

2105 ACADEMY ROAD | POWHATAN, VIRGINIA



**THALHIMER**

**FOOD LION ANCHORED SHOPPING CENTER**

1,200 – 2,038 SF AVAILABLE

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# PROPERTY FEATURES

- 1,200 – 2,038 SF AVAILABLE
- Food Lion anchored shopping center
- Mix of convenience and daily-use businesses
- Fronting on Anderson Highway (U.S. Route 60), Powhatan's major thoroughfare
- High income area, average household income over \$112,000
- Powhatan population increased 28% over the past 15 years

## Join Tenants & Nearby Retailers



## Demographics

	3 Miles	5 Miles	10 Miles
Population	5,845	14,815	36,748
Est. Households	2,250	5,513	12,900
Avg. HH Income	\$135,506	\$133,217	\$144,277
Traffic Count	27,000 VPD – U.S. Route 60		



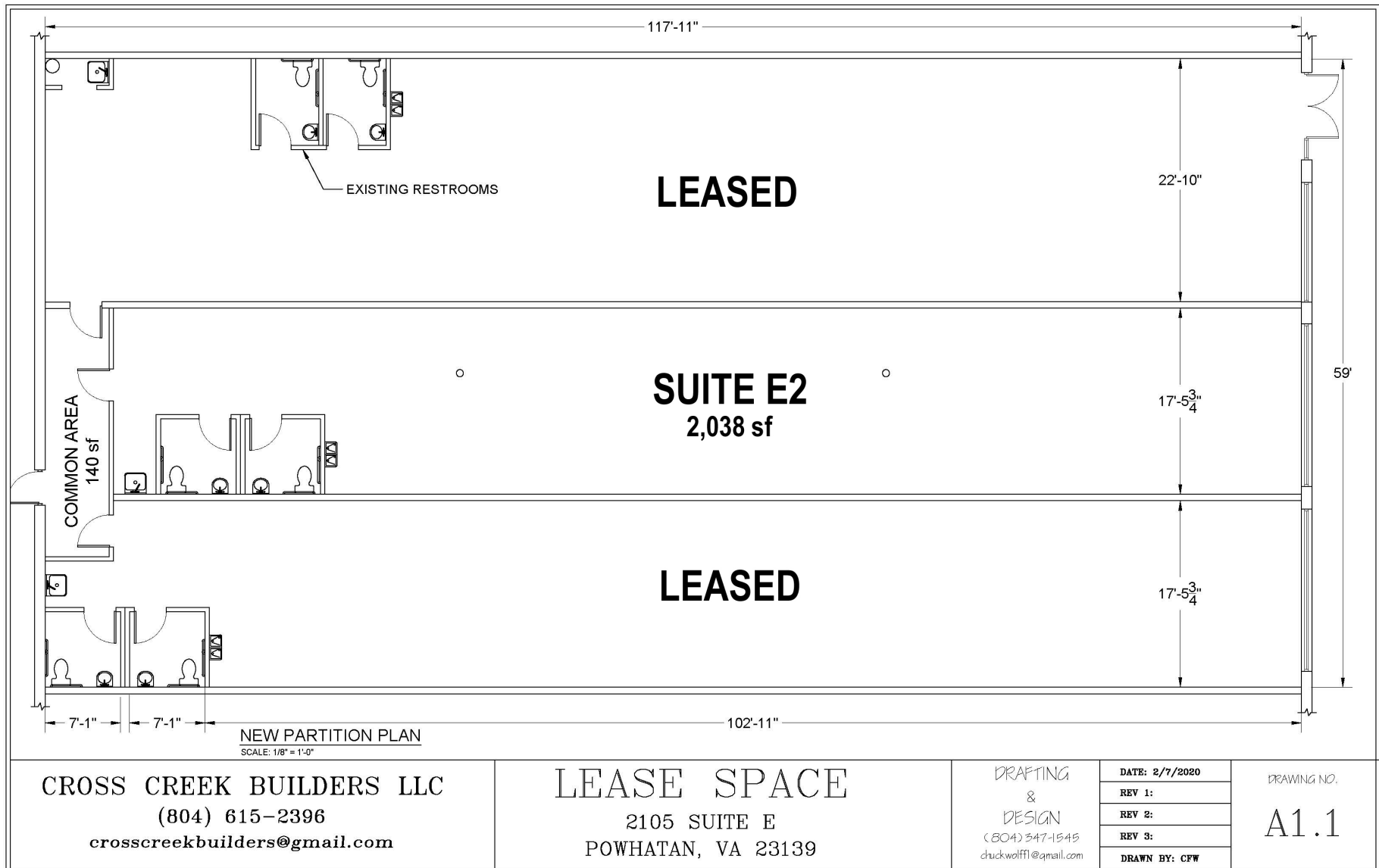
# FLOOR PLAN

SPACES - \$18.50/SF, NNN

Suite E2 2,038 SF

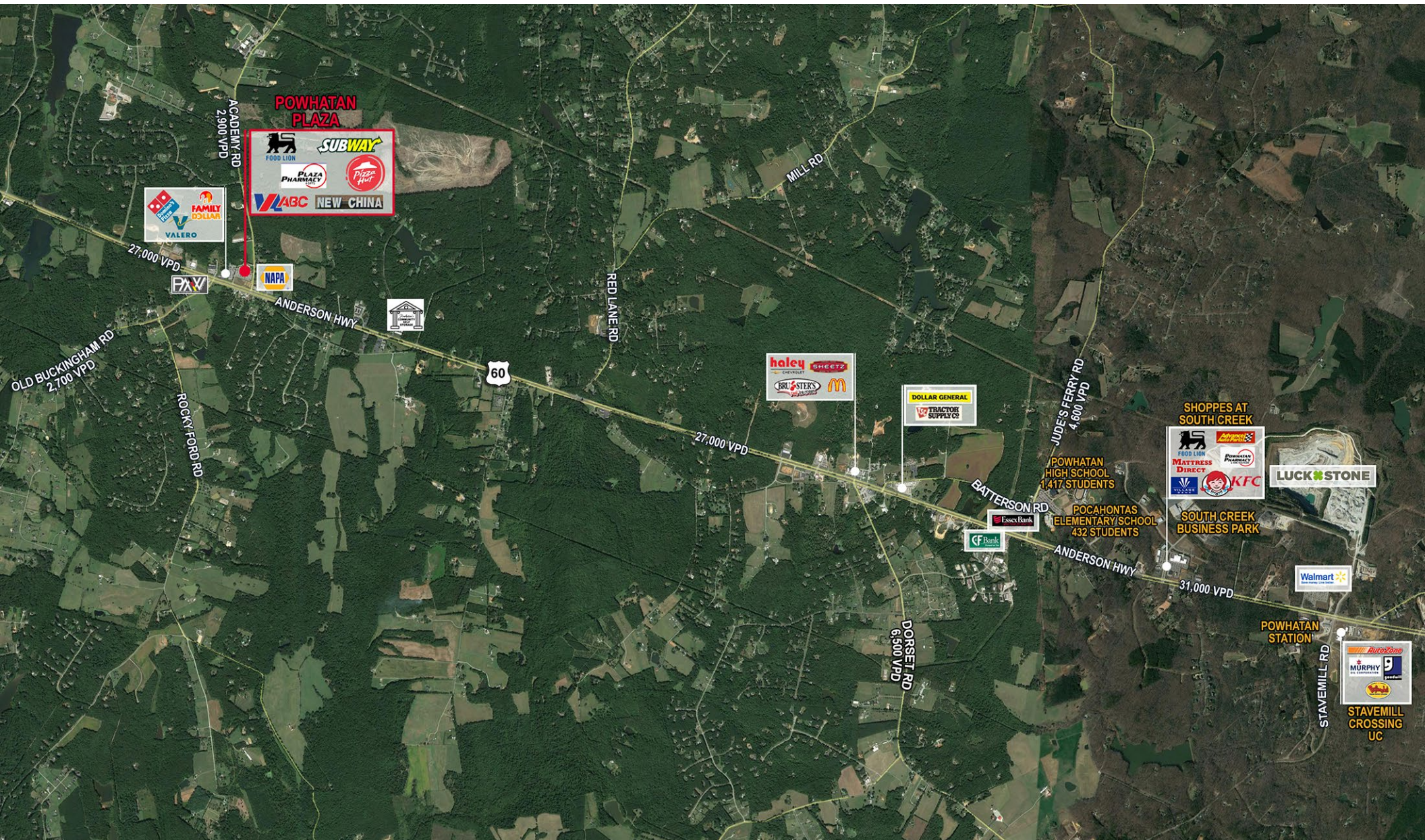
SPACE - \$23.00/SF, NNN

Suite  
\*not shown\* 1,200 SF



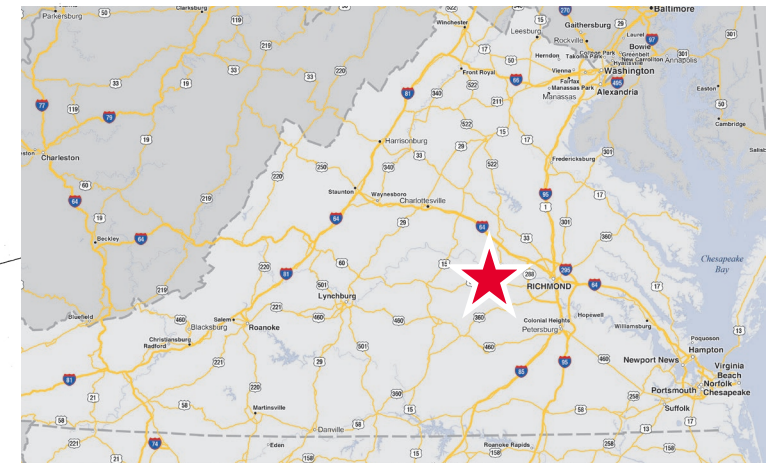
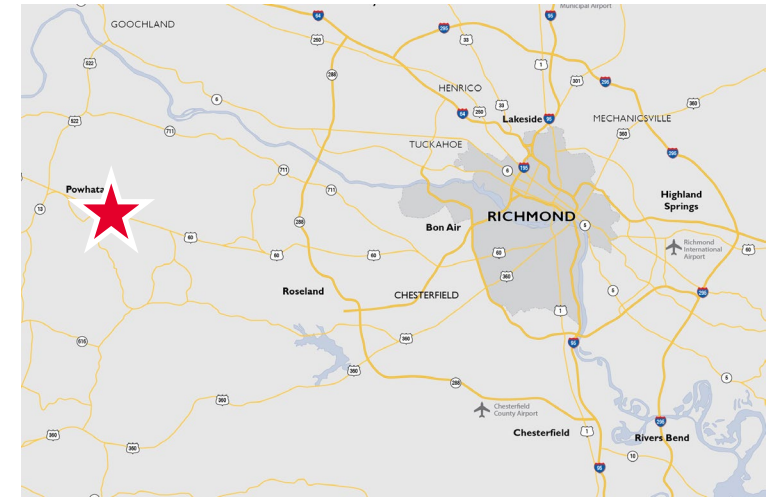
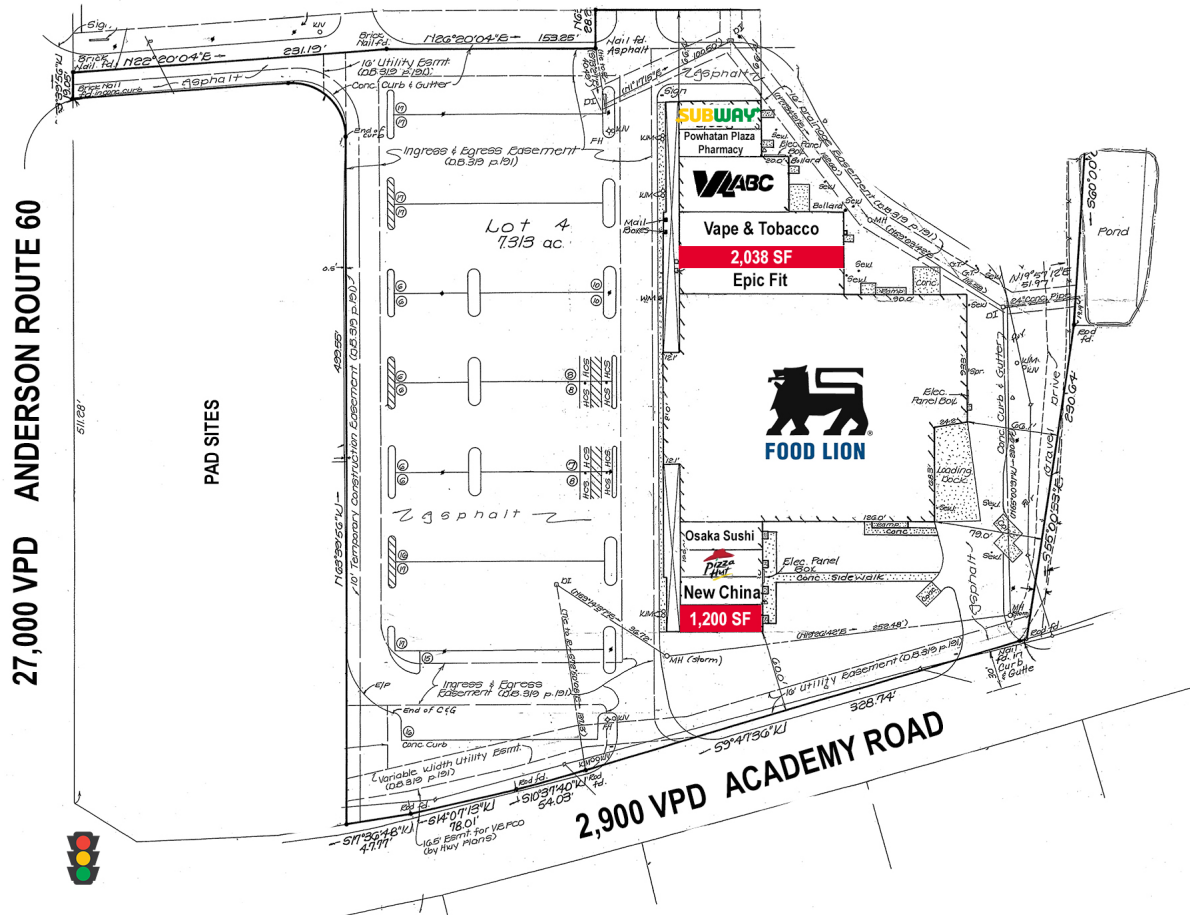


# PROPERTY AERIAL





**27,000 VPD      ANDERSON ROUTE 60**





# THALHIMER

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