

# STUART'S CROSSING PHASE II

1067 Virginia Center Parkway  
Glen Allen, VA 23059

UP TO ~2.35 ACRES AVAILABLE | UP TO ~9,425 SF BUILDABLE AREA | RETAIL FOR LEASE



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## PROPERTY FEATURES

- PHASE II OF DEVELOPMENT NOW PRE-LEASING
- UP TO ~2.35 ACRES/ UP TO ~9,425 SF BUILDABLE AREA
- Dynamic location in regional dining and shopping district
- Great access from signalized intersection along Brook Road and Virginia Center Parkway
- Phase I includes Starbucks, Verizon, Sherwin Williams & Five Guys
- Located just north of I-295 interchange
- 38,000 VPD – Brook Road

### Join Nearby Retailers



**FIVE GUYS®**  
BURGERS and FRIES

**verizon**✓



**Walgreens**



**DICK'S**  
SPORTING GOODS

**Michaels**  
Where Creativity Happens™

**HomeGoods®**

**BEST BUY**





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**PRELIMINARY** SITE PLAN



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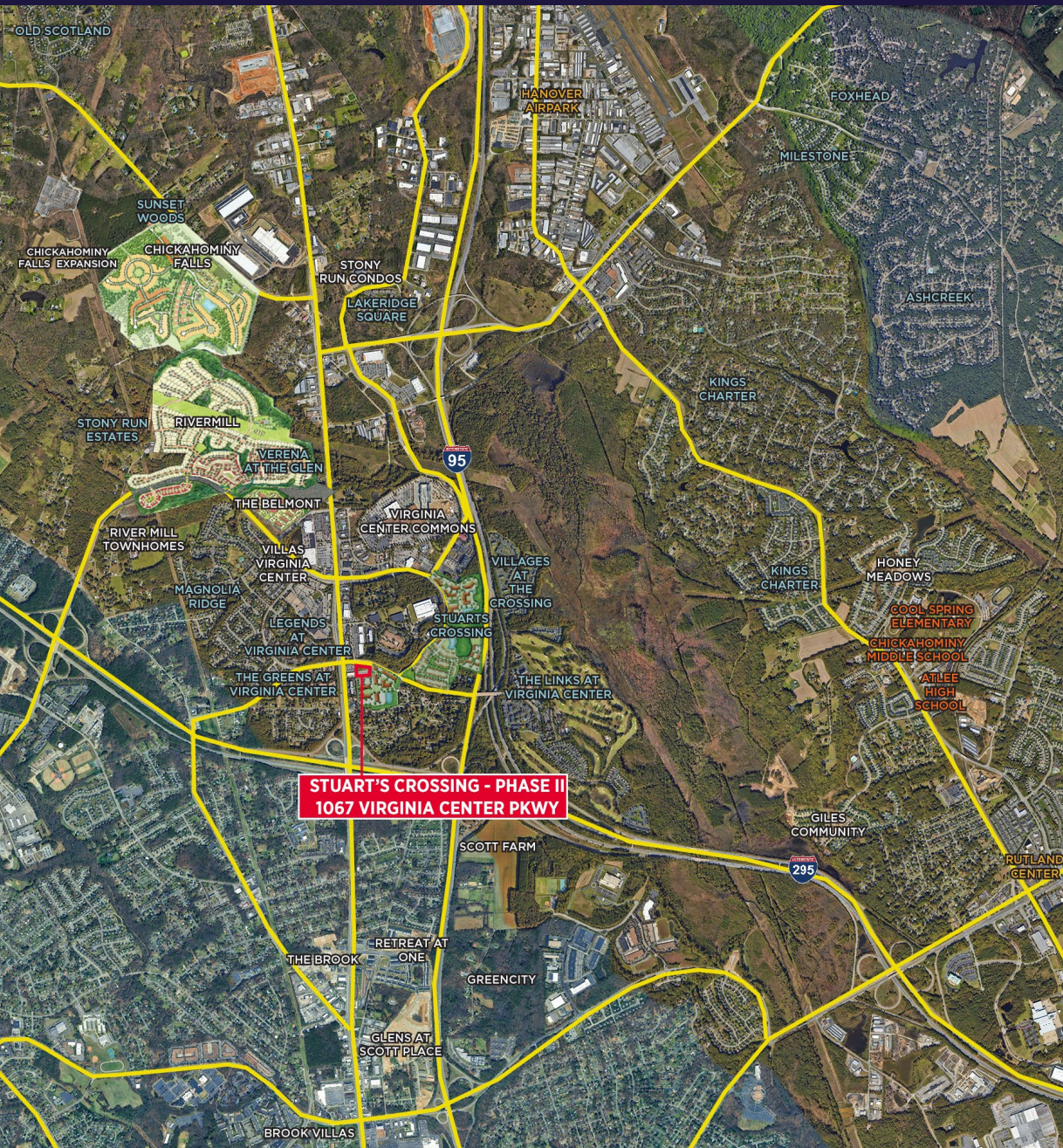
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## RESIDENTIAL GROWTH



Development Name	Total # of Units	Apartments	Condos	Townhomes	Single Family
Existing					
Holly Hill Development	1560				54
Honey Meadows					125
River Mill/Stony Run Estates		285		300	450
Rutland Grove					115
Stags Leap					114
Stony Run Condos			171		
Planned					
Chickahominy Falls Expansion	179				179
Proposed					
Caldwell Park	2347	286		131	115
GreenCity			440	480	58
Stuarts Crossing		330		450	
Virginia Center Woodman Road		57			
Under Construction					
Brook Villas	4138	84			
Chickahominy Falls					468
Cobbs Creek					42
Colonial Place		279			
Giles Community				122	320
Giles Community				52	31
Glens at Scott Place				115	
ReTreat at One					606
River Mill Townhomes Expansion				57	
Stags Trail			127		
The Belmont at River Mill		275			
The Brook		310			
Virginia Center Commons - Phase I		275		75	
Virginia Center Commons		225	325		
Virginia Center Commons Redevelopment		350			
Total New Residential	8224	2756	1063	852	2677



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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,459	43,273	124,319
No. of Households	2,811	17,331	50,983
Avg. HH Income	\$103,507	\$119,767	\$122,370
Median HH Income	\$86,834	\$97,903	98,664
Employees	3,601	22,386	61,879



**124,319**  
5-MILES POPULATION



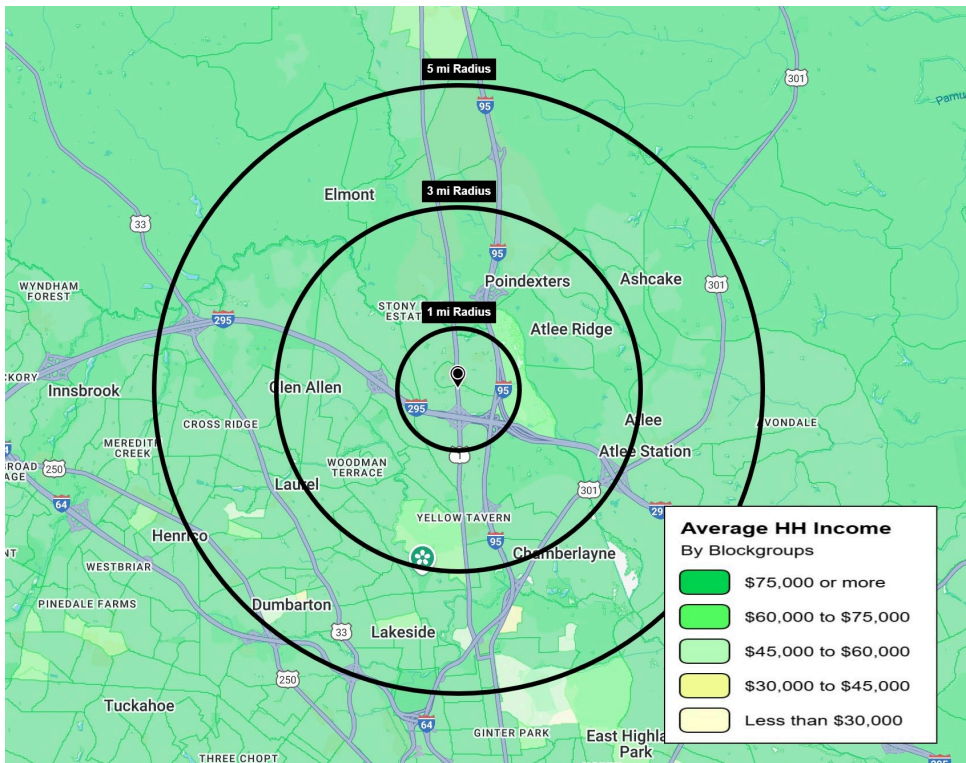
**50,983**  
5-MILES NO. OF HOUSEHOLDS

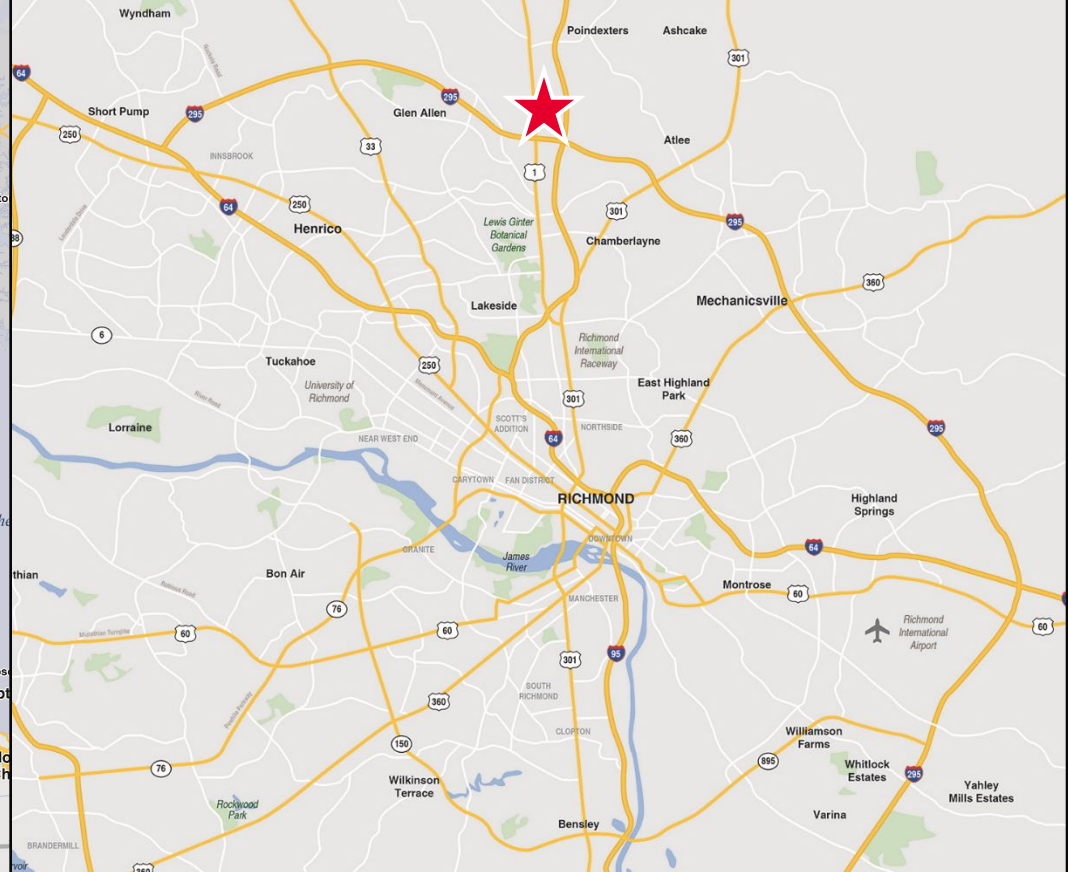
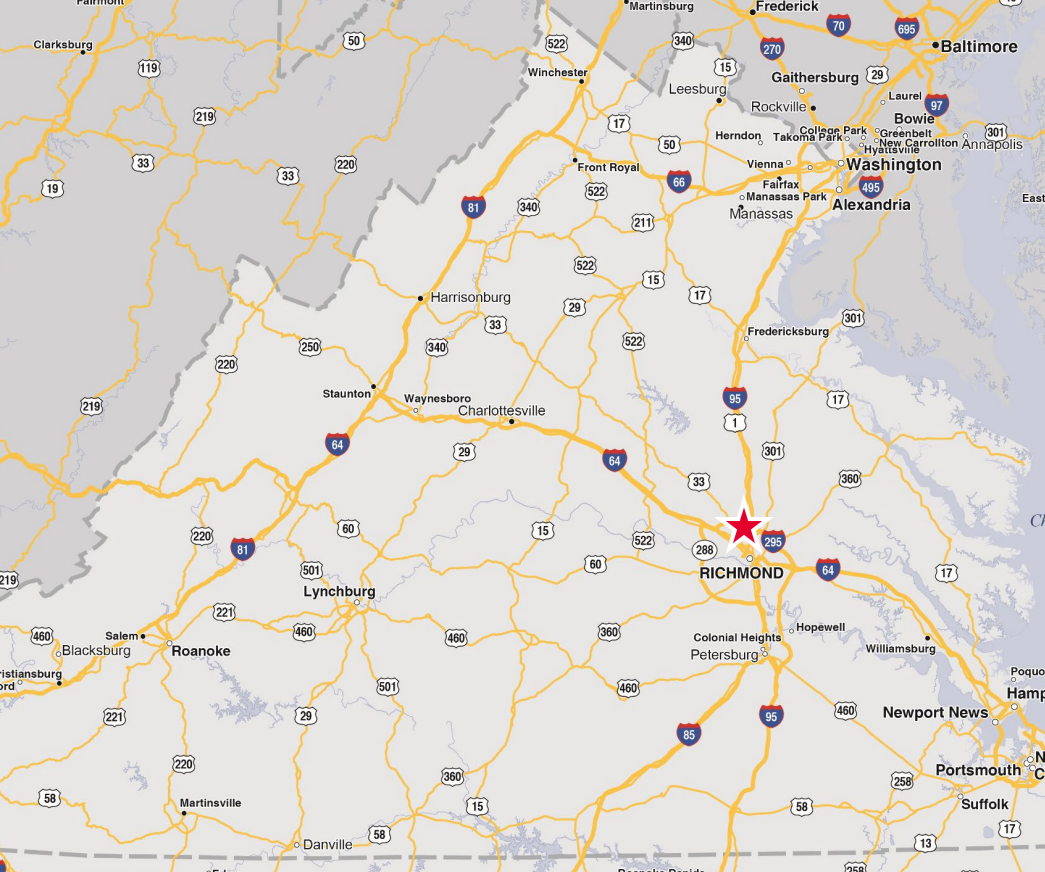


**\$122,370**  
5-MILE AVERAGE HOUSEHOLD  
INCOME



**61,879**  
5-MILES EMPLOYEES





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**For more information, please contact:**

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