### **Colonnades West**

W. Broad Street & Cox Road | Richmond, VA 23233

One Space Remaining

For Lease | Retail | Prime Innsbrook/Short Pump Location



JIM ASHBY Senior Vice President 804 697 3455 jim.ashby@thalhimer.com DANIELLE BECKSTOFFER
Senior Associate
804 344 7174
danielle.beckstoffer@thalhimer.com



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## **Colonnades West Property Highlights**



- 1,820 SF Retail Space
- 136,082 SF Power Center in the heart of Richmond's strongest commercial corridor
- Located across from Innsbrook Office Park with over 11,047 daytime employees
- Fully signalized intersection at Cox Road and W. Broad Street with 3 points of ingress and egress
- Great visibility & signage on West Broad and Cox Road
- Easy access to Interstate 64 and 295



**37,000** VPD - W. BROAD STREET 13,000 VPD - COX ROAD



\$148,090 **AVERAGE POPULATION INCOME** 



DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	8,553	97,095	193,379
Avg. Household Income	\$166,095	\$148,090	\$146,497
Daytime Population	19,864	108,823	215,032

# Colonnades West Join Retail Neighbors







SHOE CARNIVAL MEN'S WEARHOUSE®























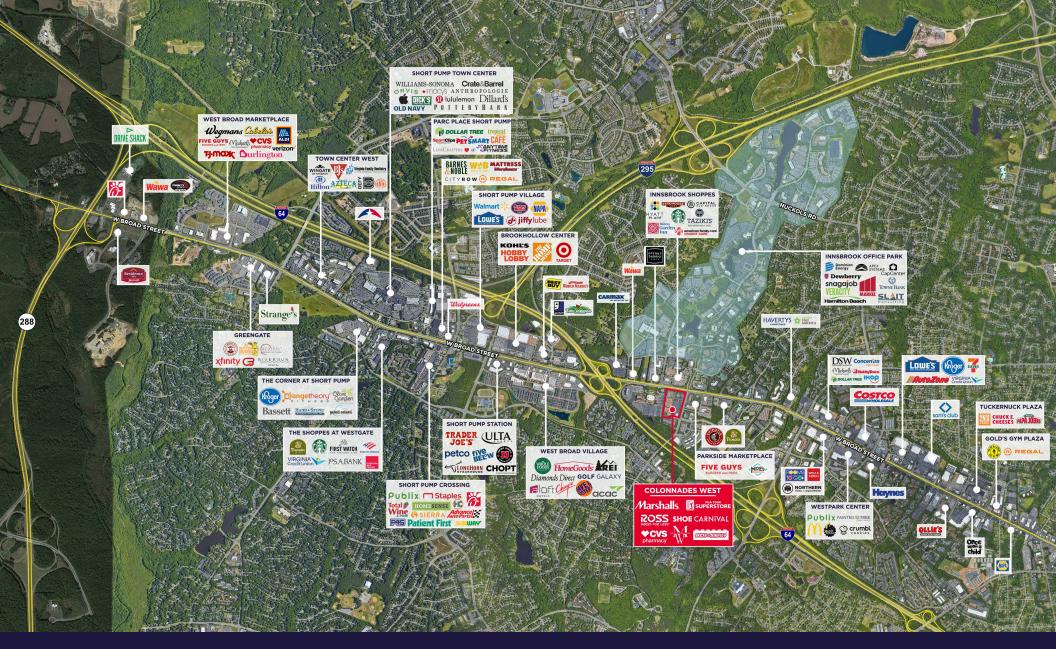


### **CENTER SITE PLAN**

SPACE	TENANT	SF
900	My Salon Suite	7,205
901	CVS	10,125
911	Men's Wearhouse	5,120
921A	Ruby Nails	2,088
921B	Scenthound	1,278
921C	AVAILABLE	1,820
921C-1	Youthful Beginnings	2,090
921D	Barber Shop	1,540
921E	Potbelly	1,942
921F	Akoyo Japanese Kitchen	2,200
931	Ross Dress for Less	25,600
941	PGA Superstore	30,000
951	Marshall's	30,582
953	Bricks & Minifigs	2,500
955	Shoe Carnival	12,000



COX ROAD



#### For more information, please contact:

Jim Ashby | jim.ashby@thalhimer.com | 804 697 3455

Danielle Beckstoffer | danielle.beckstoffer@thalhimer.com | 804 344 7174



Thalhimer Center 11100 W. Broad Street Glen Allen, VA 23060 thalhimer.com

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