



THE NOTCH

SE CORNER OF ROUTE 288 & W. BROAD STREET
GOOCHLAND COUNTY (RICHMOND), VIRGINIA

RETAIL PAD SITES / FOR SALE OR GROUND LEASE

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THALHIMER



THE NOTCH

Strategically located just west of Richmond, West Creek Medical Park has easy access to major roads and interstate highways including Route 288, Interstates 95, 64 and 295, Broad Street and Patterson Avenue.

The Notch is located at the northern-most entrance to The Notch at West Creek, a 230-acre mixed-use development in Richmond, Virginia. Available retail sites sit along the famous West Broad Street retail corridor and are surrounded by high-end apartments, townhomes, some of Richmond's premier medical groups as well as Drive Shack, Chick-fil-A, Audi Dealership, Cabela's & Wegmans. Within a 1-mile radius the average household income is \$194,516.

NEARBY AMENITIES



**The Notch at West Creek
230-Acre Mixed-Use**

- | | | |
|--------------------------|----------------------------|------------------------|
| 1 BROAD HILL CENTRE | 5 TOWN CENTER WEST | 9 PROMENADE SHOPS |
| 2 WEST BROAD MARKETPLACE | 6 SHORT PUMP TOWN CENTER | 10 SHORT PUMP CROSSING |
| 3 GREENGATE | 7 THE CORNER AT SHORT PUMP | 11 BROOKHOLLOW |
| 4 WEST VILLAGE | 8 SHOPPES AT WESTGATE | 12 WEST BROAD VILLAGE |

Nearby Amenities:

Wegmans *Cabela's*
WORLD'S FOREMOST OUTFITTER

Residence INN
BY MARRIOTT

Hampton
by HILTON



LOCATION

The Notch's strategic location along West Broad Street and Route 288 in Henrico County provides tenants easy access to major Virginia interstates I-64 and I-295. Zoned M-1, the site is just 1.7 miles from Short Pump Town Center and 4.7 miles to the I-64/I-295 interchange.

SUPERB DEMOGRAPHICS

5-Mile Radius

POPULATION

97,203

AVERAGE HOUSEHOLD INCOME

\$174,731

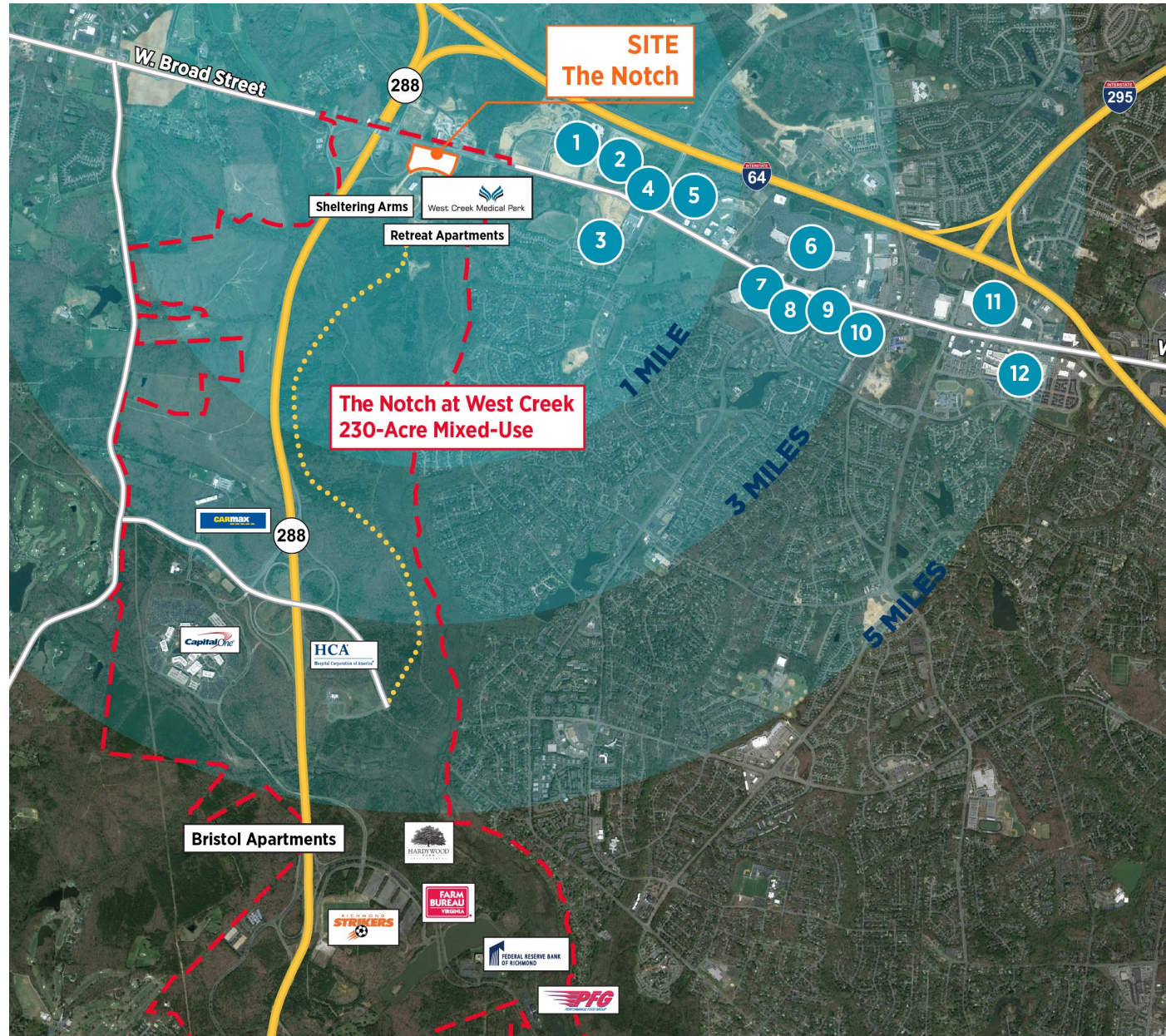
30-Minute Drive Time

POPULATION

942,517

AVERAGE HOUSEHOLD INCOME

\$122,717



SITE PLAN



RICHMOND MSA



*Virginia Named #2
Top State for Business
- CNBC, 2023*

Located in the center of Virginia and situated along the James River, the Richmond Metropolitan Statistical Area (MSA) is home to over 1.3 million residents. Propelling its population growth, both small business and Fortune giants have selected Richmond to be their host and home. Between April 2022 and April 2023, Richmond added 87,000 jobs with the largest gains in the hospitality and health services sectors. Private sector companies in industries as diverse as banking, insurance, biotechnology, manufacturing, and transportation consistently choose Richmond to either locate or expand operations. The highly educated workforce, diverse communities, low cost of living and overall high-quality of life creates a thriving and dynamic region in which to do business.



1.3 M
POPULATION



680,910
LABOR
FORCE



\$69,509
MEDIAN HH
INCOME



559,396
TOTAL HOUSING
UNITS



47.3%
ASSOCIATE
DEGREE OR
HIGHER

MAJOR ATTRACTIONS

- Dominion Energy Riverrock Sports & Music Festival
- Flying Squirrels Minor League Baseball Team
- Maymont Historic Estate
- Virginia Museum of Fine Arts
- James River Parks: Belle Isle, Pony Pasture, Brown's Island
- Science Museum of Virginia
- Scott's Addition Historic District
- Carytown
- Lewis Ginter Botanical Garden
- Short Pump Town Center
- The Richmond Symphony
- The Virginia State Capitol

MAJOR EMPLOYERS

- **10,000+ EMPLOYEES**
 - VCU Health System
 - Capital One Financial
 - HCA Virginia Health System
- **3,000 – 9,000 EMPLOYEES**
 - Bon Secours Richmond
 - Virginia Commonwealth University
 - Dominion Energy
 - Truist
 - Amazon
 - Altria Group

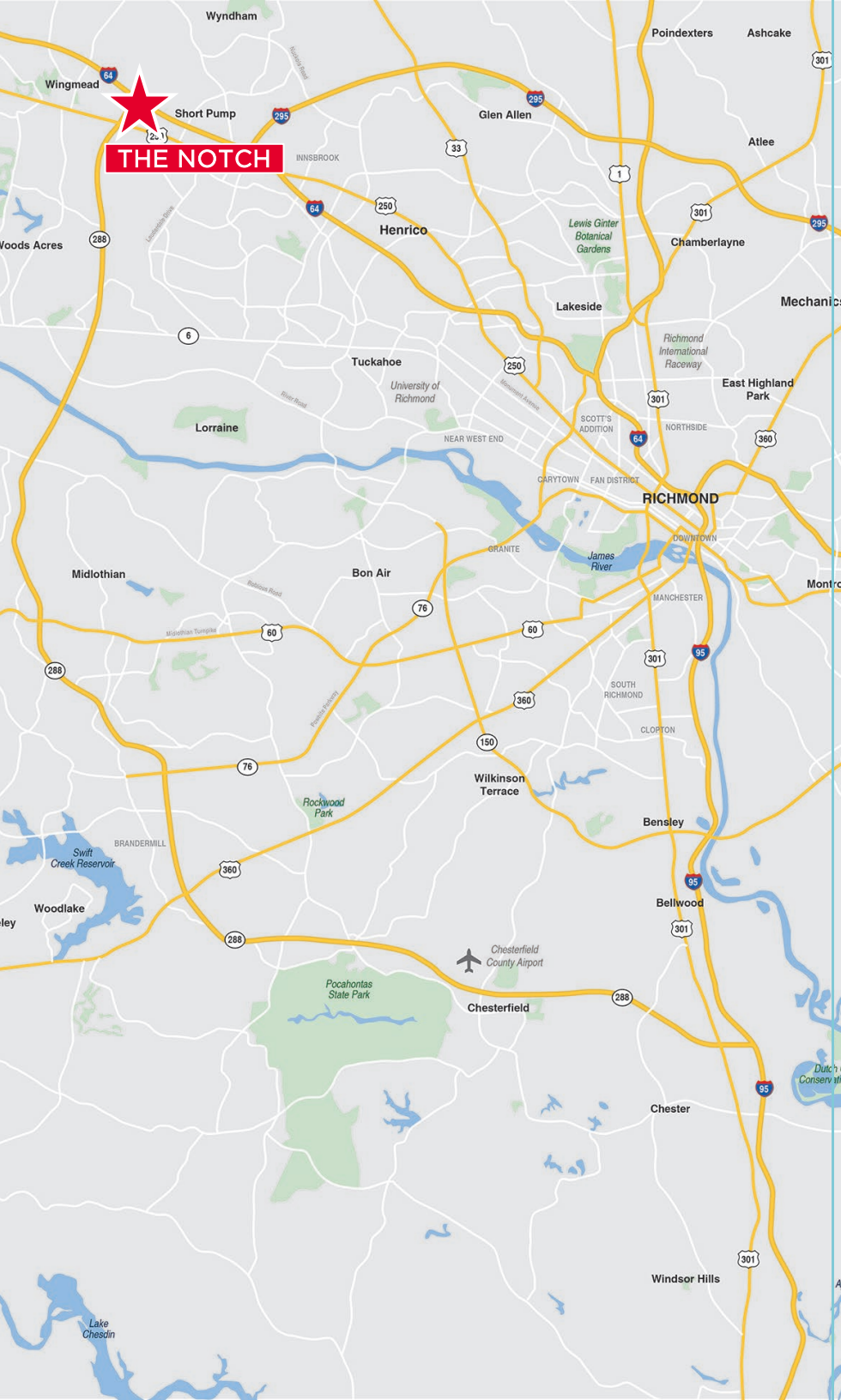
HOSPITALS

- VCU Health
- HCA Virginia Health System
- Bon Secours Health System
- VA Richmond Healthcare System

COLLEGES & UNIVERSITIES

- Virginia Commonwealth University (VCU)
21,394 Undergrad
- The University of Richmond (UR)
4,350 Undergrad
- Virginia State University (VSU)
3,659 Undergrad
- Virginia Union University
2,170 Undergrad
- Randolph-Macon College
1,554 Undergrad
- Reynolds Community College
2,270 Undergrad
- Brightpoint Community College
1,985 Undergrad





For more information, please contact:

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