

# WEST BROAD COMMONS

9031 W. BROAD STREET | HENRICO, VA

RETAIL FOR LEASE | ONE SPACE REMAINING



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### PROPERTY OVERVIEW



### FEATURES

- 2,400 SF IN-LINE SPACE AVAILABLE
- Pylon signage available
- Signalized intersection
- 228-unit condo development planned at the corner of Pemberton Road and Mayland Drive



34,000 VPD - W. BROAD ST.

6,700 VPD - TUCKERNUCK DR.

### TENANTS & NEARBY RETAILERS

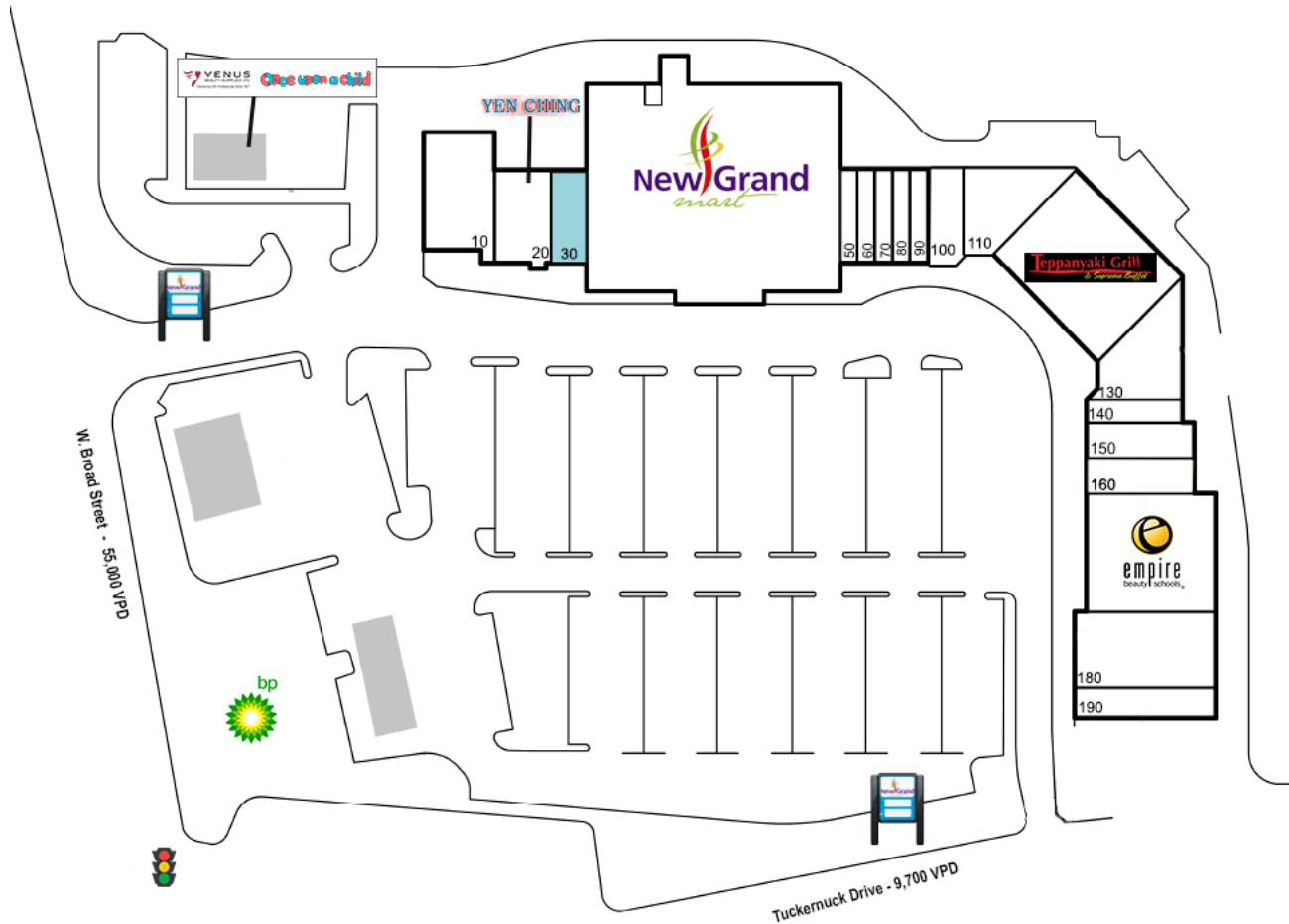


### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	15,689	100,602	221,677
Households	7,152	40,282	87,085
Avg. Household Income	\$89,740	\$111,090	\$137,697
Daytime Population	8,034	69,553	133,819

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### Tenant List

Suite	Tenant	SF
10	Vietnam Garden	6,000
20	Yen Ching Restaurant	4,000
30	AVAILABLE	2,400
40	New Grand Mart	39,386
50	Grace and Peace Center	1,200
60	Dunya Kabob RVA	1,200
70	CRAZY VAPE	1,200
80	Hollywood Nails	1,211
90	Zen Cafe	1,211
100	Wndow Depot	2,729
110	Window Depot	4,076
120	Teppanyaki Grill & Buffet	13,000
130	Crickhub	4,898
140	Richmond Geeks	1,600
150	Cantonese Kitchen	2,720
160	MommaLuna	2,720
170	Empire Beauty School	11,000
180	Luxury Furniture	6,500
190	India K' Raja	2,500





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