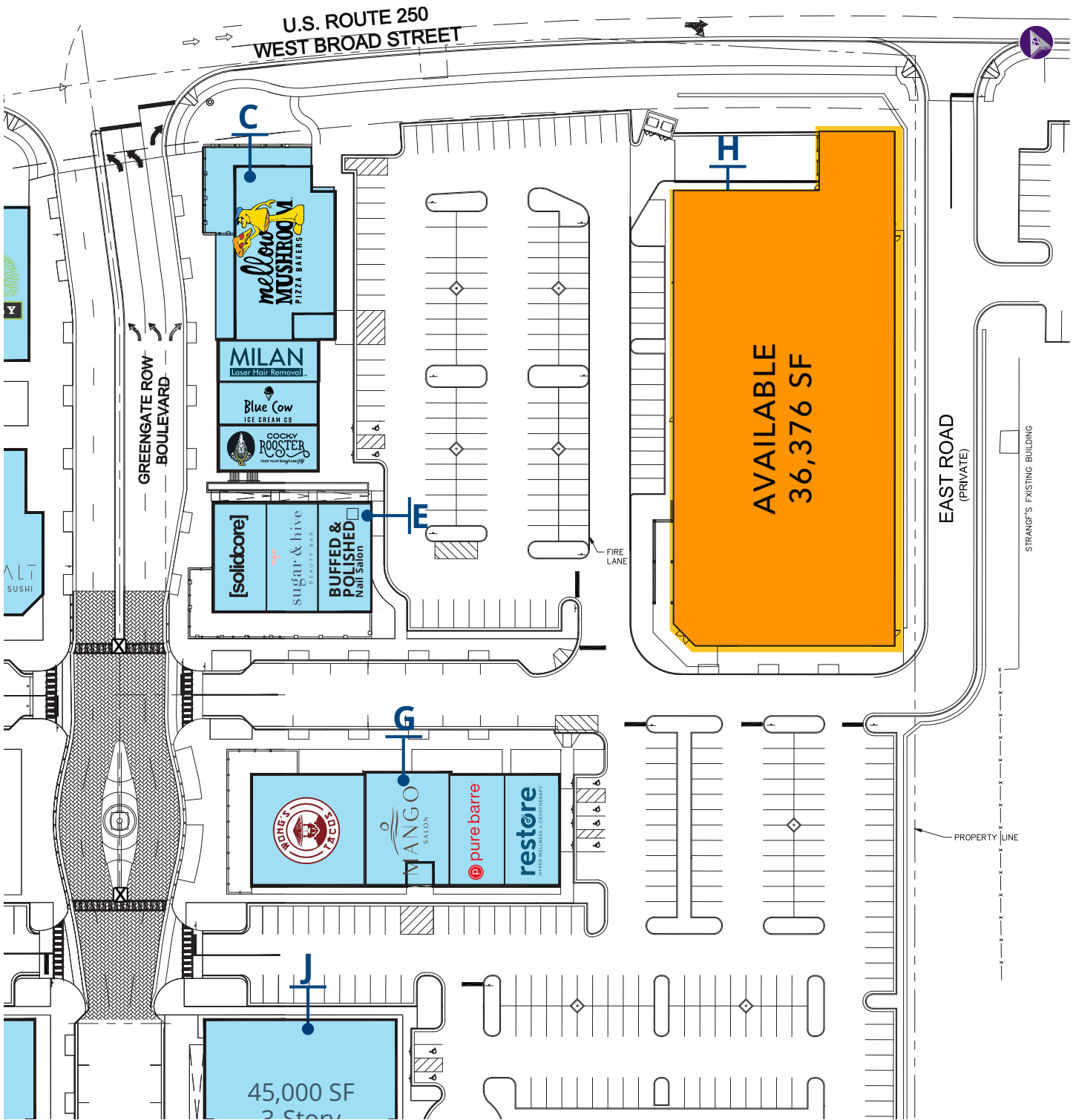


12171 WEST BROAD STREET ■ RICHMOND, VA



AVAILABLE NOT PART OF SUBJECT PROPERTY

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

12171 WEST BROAD STREET
**RICHMOND,
VIRGINIA**



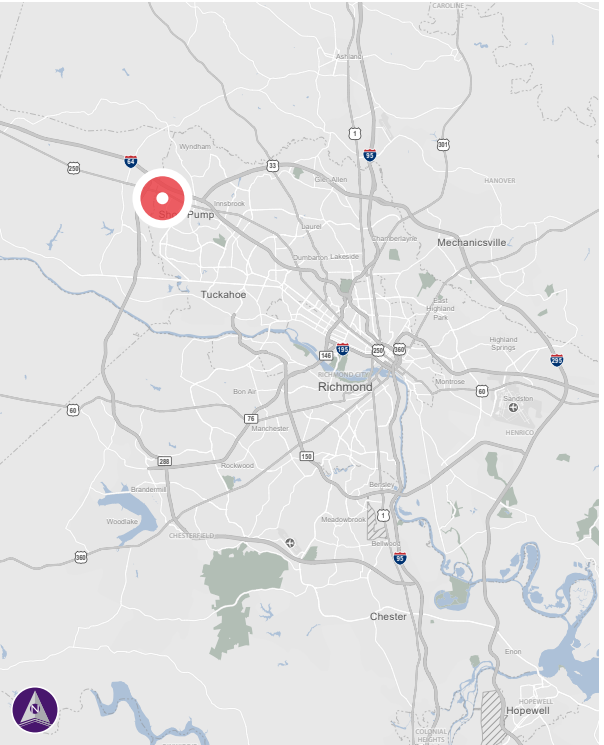
**ANCHOR
SPACE AVAILABLE**

PROPERTY HIGHLIGHTS

- Approximately 36,300 SF of retail space available
- Located off of West Broad Street (U.S. State Route 250) with traffic count of 33,000 AAWDT
- Co-tenancy with national and local retailers including Starbucks, Stretch Zone, MyEyeDr, Xfinity, Mellow Mushroom, Solidcore, Cycle Bar, and Pure Barre

THE MARKET

	1 MILE	3 MILE	5 MILE
2026 POPULATION	9,159	62,674	128,421
AVERAGE HH INCOME	\$211,010	\$208,988	\$183,734
DAYTIME POPULATION	13,828	68,056	140,707



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