



WEST BROAD *Village*

2400 - 2470 Old Brick Road, Glen Allen, VA

From 1,270 to 8,264 SF Available



Retail For Lease

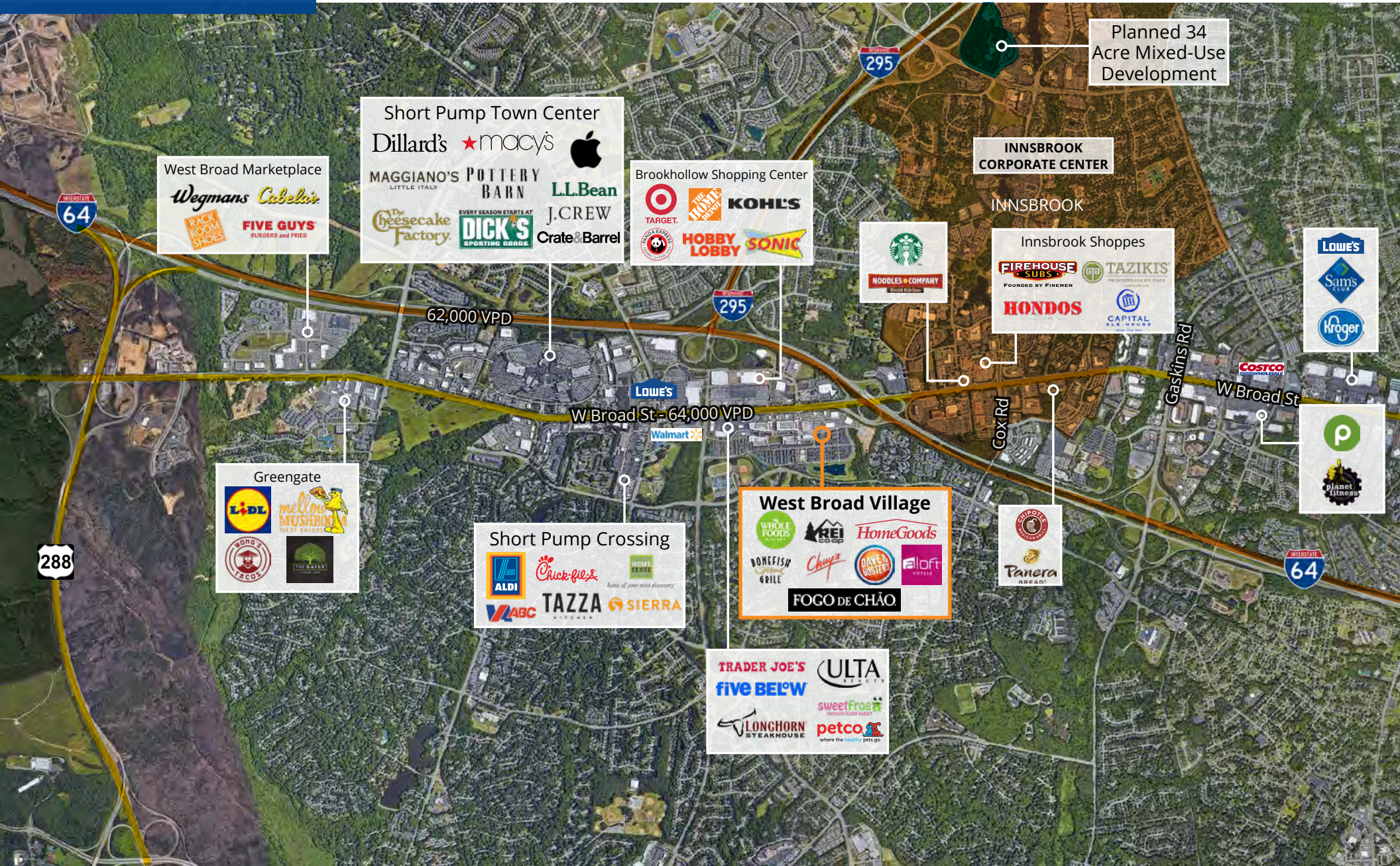
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West Broad Village



About the Property

West Broad Village is a premier mixed-use development composed of 400,422 SF of retail, 100,000 SF office, 339 luxury apartments, 454 luxury townhomes and a 135-room Aloft hotel. Anchored by Whole Foods Market, HomeGoods, REI, Dave & Busters, ACAC, Golf Galaxy, Gather Coworking and South University.

- 135-room Aloft Hotel on site
- Anchor tenants include Whole Foods, REI, ACAC, HomeGoods, Dave & Busters and Golf Galaxy
- Region's premier mixed-use destination
- Immediate access to I-64 & I-295
- Excellent ingress & egress from West Broad Street

Offering Summary

Total SF	400,422 SF
Site Size	42.6 acres
Parking Spaces	2,446 free parking
Parking Ratio	6.11/1,000 SF
Timing	Immediate Availability
Traffic Count	64,000 VPD on West Broad St. 62,000 VPD on I-64



Visit **Short Pump's**
premier destination
for entertainment
and dining.



West Broad Village



West Broad Village



West Broad Village

Site Plan



OWNED BY OTHERS	
The Flats	5,318 SF
The Flats Mgmt Office	2,092 SF
BWBV Mgmt Office	1,100 SF
Park Lane Tavern	7,944 SF
Bomb Shell Salon	2,052 SF
Arilang Sushi	1,667 SF
New Medical Spa	2,021 SF
Archi-Tec-Tonic	2,027 SF
Burger Bach	3,785 SF
ACAC Fitness	67,709 SF
A Loft Hotel	4 Levels
Golf Galaxy	24,000 SF

SPACE	TENANTS	SIZE
AVAILABLE SPACES		
2200-B	Available	8,264 SF
2270-A	Available	3,491 SF
2270-B	Available	1,270 SF
4020-G	Available	4,622 SF
4021-W	Available	2,742 SF
EXISTING TENANTS		
2010	HomeGoods	25,500 SF
2014	California Closets	3,000 SF
2020	REI	26,530 SF
2151	South University	56,846 SF
2200-A	Bank	7,356 SF
2226	Transitions	1,460 SF
2228	Ironworks	1,534 SF
2232	All Fired Up	2,706 SF
2240-A	Foxtail Coffee	1,234 SF

2240-B	Lucky Road Run Shop	1,909 SF
2240-C	100% Chiropractic	2,294 SF
2240-D	Sakhu Nails	1,463 SF
2400	Gather	17,908 SF
2411 - 2417	Outdoor Living Brands	10,112 SF
2416	Ray's Italian Ice	1,277 SF
2421	Phenix Salon Suites	4,293 SF
2426	Outdoor Living Brands	8,222 SF
2436	Salty Paws	2,547 SF
2437	Vogue Lashes & Spa	1,942 SF
2442	Mona Lounge & Cigar Bar	5,311 SF
2443	NES Cornhole Lounge	9,906 SF
2448	Village Family Dentistry	1,980 SF
2451	MPM Tiki & Sports Bar	6,384 SF
2452	Sea By Thai	2,650 SF
2501	Children of America	15,000 SF
25230	RTR Law Group	3,044 SF

25200	Management Office	13,650 SF
4001-B	Dave&Buster's	16,000 SF
4001-W	Scents of Serenity	3,859 SF
4026-W	Calico	3,337 SF
4029-W	Bartizan	3,087 SF
4030-G	Serotonin Centers	3,000 SF
4035-W	Bartizan	2,511 SF
11131	Diamonds Direct	5,797 SF
11151	Langley Federal Credit Union	4,500 SF
11173	Whole Foods Market	60,150 SF
11221	FOGO DE CHÃO	8,321 SF
11229	Chuy's Mexican	7,600 SF
11237	Tile Bar	6,330 SF
11251	Bonefish Grill	5,581 SF
11263	First National Bank	2,750 SF
11275	Fords Garage	6,576 SF

West Broad Village



West Broad Village

WOLFE BROS FARGO
TAZZA KITCHEN

Short Pump Park

POCAHONTAS MIDDLE SCHOOL

West Broad Townhomes

West Broad Village

West Broad Townhomes

Townhomes at Wellie Hill Place

Wegmans

250

250

250

West Broad St. - 64,000 VPD

64

64

64

64

Kroger

VCU Health

Hilton

Short Pump Town Center

BARNES & NOBLE

REGAL CINEMAS

Walgreens

7-Eleven

Short Pump Village

TACO BELL

Walmart

NISSAN

TRADER JOE'S

ULTA

LONGHORN

DAVE & BUSTERS

JJ

the flats at West Broad Village

Park Lane HOTELS

loft

acac

South UNIVERSITY

WHOLE FOODS MARKET

FOGO DE CHÃO

Langley

HomeGoods

DIAMONDS DIRECT

REI COOP

GOLF GALAXY

TARGET

HOBBY LOBBY

THE HOME DEPOT

KOHL'S

BEST BUY

WORLD MARKET

TORCHYS TACOS

Fidelity

ecpi UNIVERSITY

Tom Leonard's

LOWE'S

BUFFALO WILD WINGS

Arby's

Red Robin

QUINCY

McDonald's

SONIC

64

64

West Broad Village



Tonwhomes at Wellie Hill Place

West Broad Townhomes

West Broad Townhomes

GOLF GALAXY

HomeGoods

West Broad Village

South UNIVERSITY

acac BURGER BACK SHORT PUMP
aloft HOTELS Park Lane Bonkai

REI COOP

DIAMONDS DIRECT

Langley

WHOLE FOODS MARKET

West Broad Village
SCENTS OF SERENITY organic spa
Transitions FLOAT STUDIO

250

FOGO DE CHÃO

Chop's

West Broad Village
calico g.
DAVE & BUSTERS
OUTDOOR LIVING BRANDS

Fidelity

TORCHY'S TACOS

Leaf Medical Cannabis

tilebar

BONEFISH GRILL

the flats at West Broad Village

First National Bank

WORLD MARKET

BEST BUY

theVitamin Shoppe.
JJ
CHOPT

TRADER JOE'S
MATTRESS Warehouse
petco

sweetFrog

KOHL'S

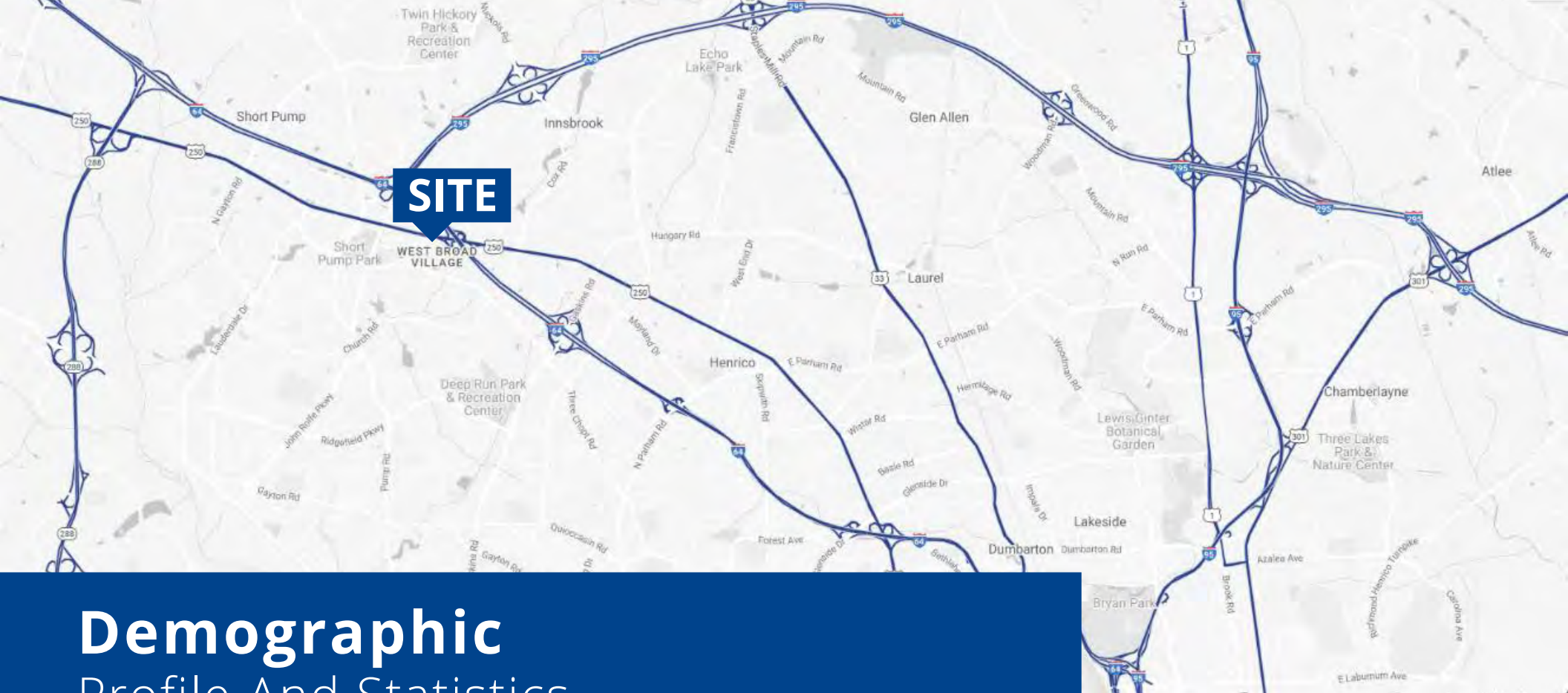
SONIC

Tony's GARAGE

250

LONGHORN STEAKHOUSE

McDonald's



Demographic Profile And Statistics

Source: Hydra 2023

Radius	1 Mile	3 Miles	5 Miles
Population	10,765	88,381	166,788
2022 - 2027 Annual Rate (CAGR)	0.08%	0.57%	0.32%
Households	3,921	34,496	66,175
Median Age	34.8	38.1	39.3
Average HH Income	\$175,616	\$158,558	\$147,341

Richmond Retailers

AVENLEA DEVELOPMENT *Proposed Development*



- Development Plans Include:
- 1,600 home mixed-use development
 - 150,000 SF of commercial space

VIRGINIA CENTER COMMONS



- Redevelopment Plans Include:
- 215,000 SF indoor sports arena
 - Six-story hotel
 - 55 townhomes

GREENCITY ECODISTRICT *Proposed Development*



- Development Plans Include:
- 17,000 seat arena
 - 2,400 apartments
 - 280,000 SF retail/amenity space
 - 2 hotels

SELECT AREA AMENITIES

HANOVER SQUARE

LIBBIE MILL

WILLOW LAWN

WESTCHESTER COMMONS

SPRING ROCK GREEN MIXED-USE REDEVELOPMENT

STONEBRIDGE MIXED-USE DEVELOPMENT

CHESTERFIELD TOWNE CENTER

DIAMOND DISTRICT *Proposed Redevelopment*

Redevelopment Plans Include:

- Redevelopment of 67 acres
- New 10,000-capacity stadium to replace The Diamond
- Will include additional mixed-use development to include a hotel and infrastructure upgrades

VCU ATHLETICS VILLAGE *Proposed Development*

Development Plans Include:

- The development will include new facilities for tennis, soccer and outdoor track & field in addition to practice fields and an indoor multipurpose facility





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