REGENCY

PARHAM ROAD AT QUIOCCASIN AND EAST RIDGE ROADS | HENRICO COUNTY, VA



AMY BRODERICK
Senior Vice President
804 344 7189
amy.broderick@thalhimer.com

Vice President 804 344 7169 kate.hosko@thalhimer.com



MEDICAL OFFICE OPPORTUNITY!

PROPERTY OVERVIEW

OVERVIEW			
LOCATION	1.5 miles south of I-64 at exit 181 in Richmond, VA. Located in a retail hub including Performance Pickleball, Foot Locker, Surge, NOVA, Walmart, BJ's Wholesale, Kroger, Fresh Market, TJ Maxx, and Petco.		
MARKET	Richmond MSA (1.3 million+ in population). REGENCY is centrally situated to attract visitors from the most affluent residential areas in the Richmond Market.		
DESCRIPTION	Traditional closed-air shopping mall which has been re-envisioned with exterior restaurants, rooftop bars, sports venues, entertainment, retail and office incorporating a residential component (320 residential units in Phase I are complete with 314 units in Phase II under construction), open courtyards and pedestrian plazas.		
ZONING	Urban Mixed-Use (UMU)		
TOTAL SF	2MSF planned walkable mixed-use residential, retail, office and entertainment district. REGENCY is approved for 1,200 residential units, and ±900,000 SF of retail, office, restaurant and entertainment uses.		
SITE SIZE	46 acres		
PARKING	Over 3,500 spaces on site		

CURRENT TENANTS





























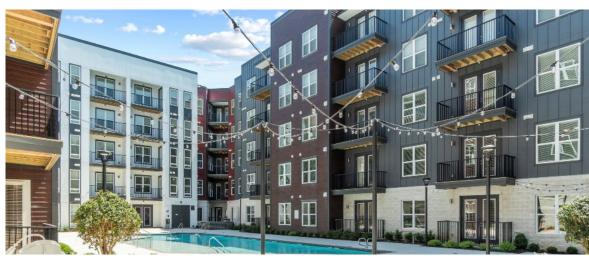


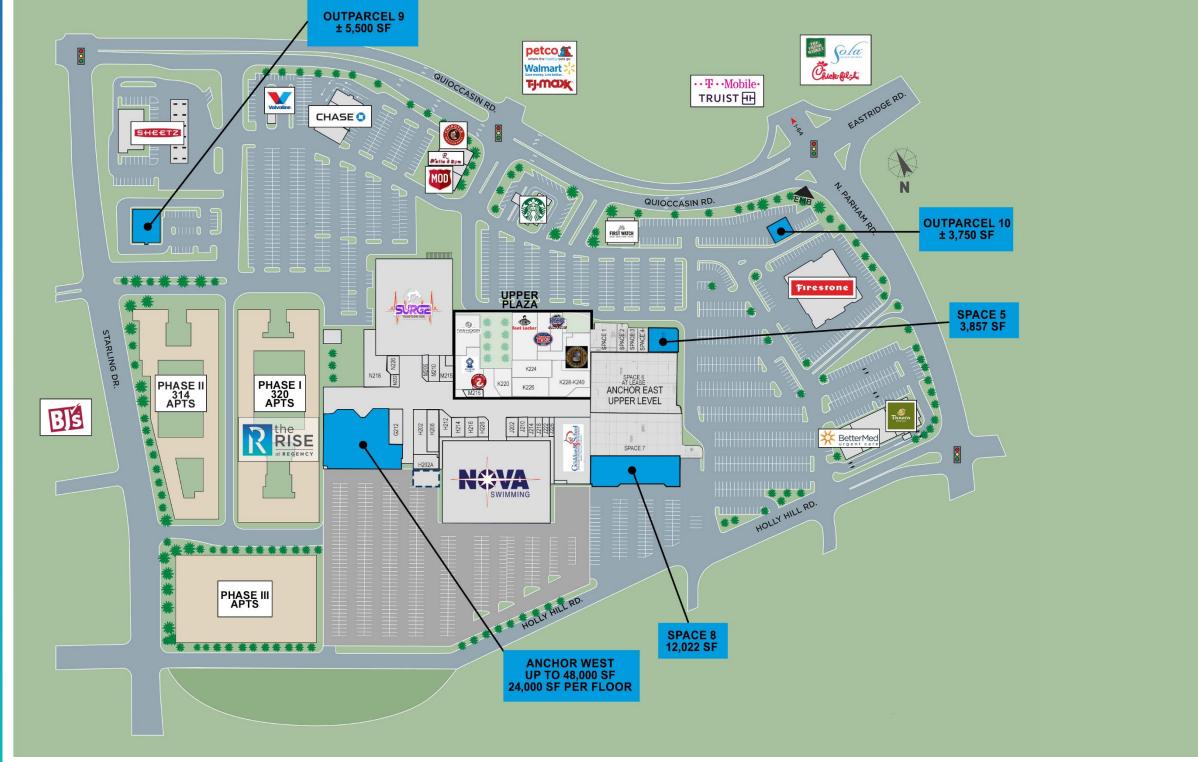






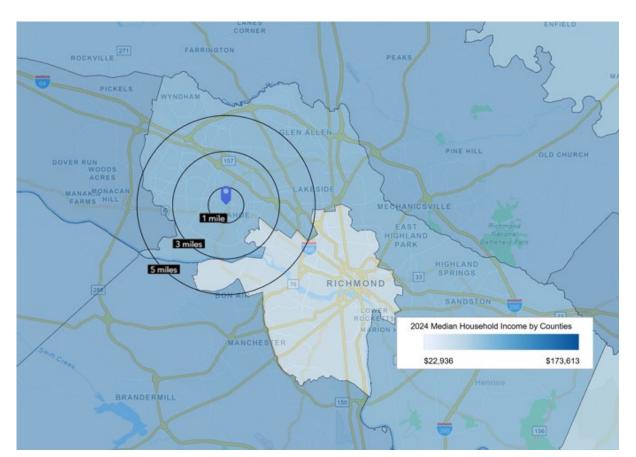






DEMOGRAPHICS

Demographics	1 MILE	3 MILE	5 MILE
2024 Population	12,788	83,161	206,236
2029 Projected Population	12,679	82,729	208,873
2024 Households	5,005	33,509	84,996
2029 Projected Households	4,988	22,493	86,492
2024 Average Household Income	\$94,204	\$138,976	\$142,429
2029 Projected Household Income	\$108,803	\$159,112	\$163,397
Daytime Employees	7,265	63,494	157,361





30,027

7-MINUTE DAYTIME **EMPLOYEES**



206,236

5-MILE POPULATION



\$142,429 515,770

5-MILE AVERAGE HOUSEHOLD INCOME



NO. OF HOUSEHOLDS IN TRADE AREA

CUSHMAN & WAKEFIELD | THALHIMER REGENCY | 3



Medical Office Contacts:

AMY BRODERICK Senior Vice President 804 344 7189

amy.broderick@thalhimer.com

KATE HOSKO Vice President 804 344 7169

kate.hosko@thalhimer.com

Retail Contacts:

CONNIE JORDAN NIELSEN Senior Vice President 804 697 3569

connie.nielsen@thalhimer.com

NICKI JASSY
Senior Vice President
804 697 3433
nicki.jassy@thalhimer.com





Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.