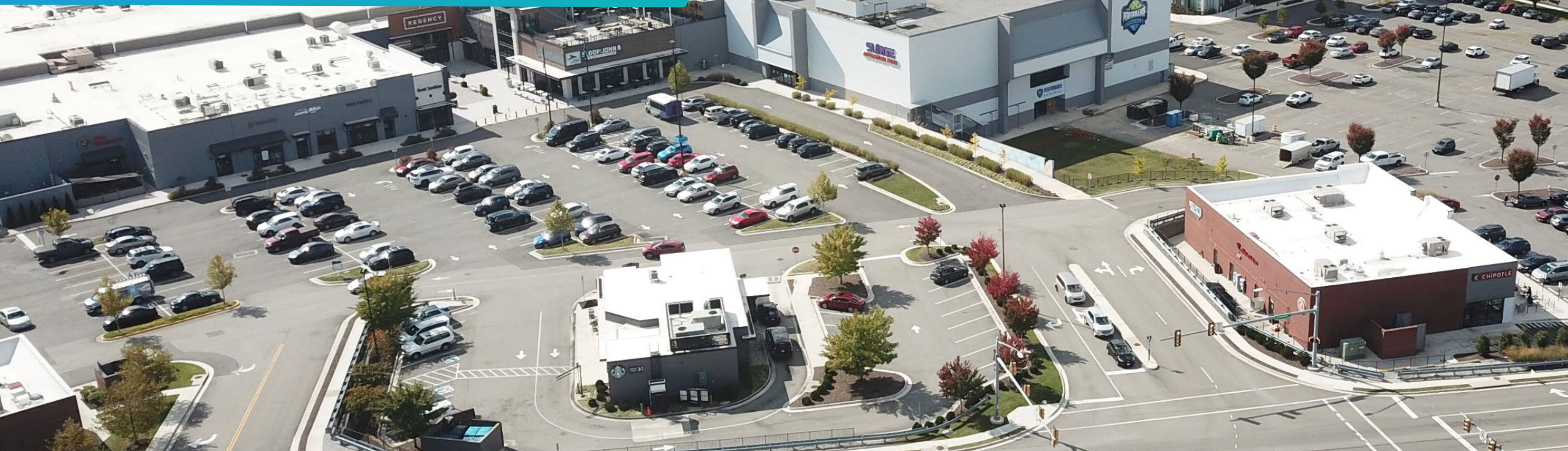


REGENCY

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

MEDICAL OFFICE OPPORTUNITY!



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THALHIMER

PROPERTY OVERVIEW

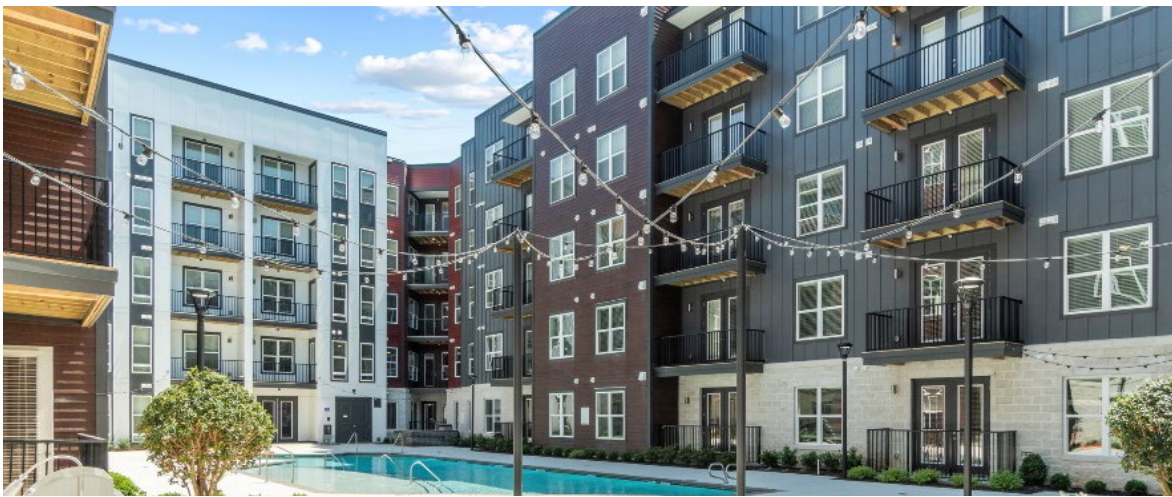
OVERVIEW	
LOCATION	1.5 miles south of I-64 at exit 181 in Richmond, VA. Located in a retail hub including Performance Pickleball, Foot Locker, Surge, NOVA, Walmart, BJ's Wholesale, Kroger, Fresh Market, TJ Maxx, and Petco.
MARKET	Richmond MSA (1.3 million+ in population). REGENCY is centrally situated 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





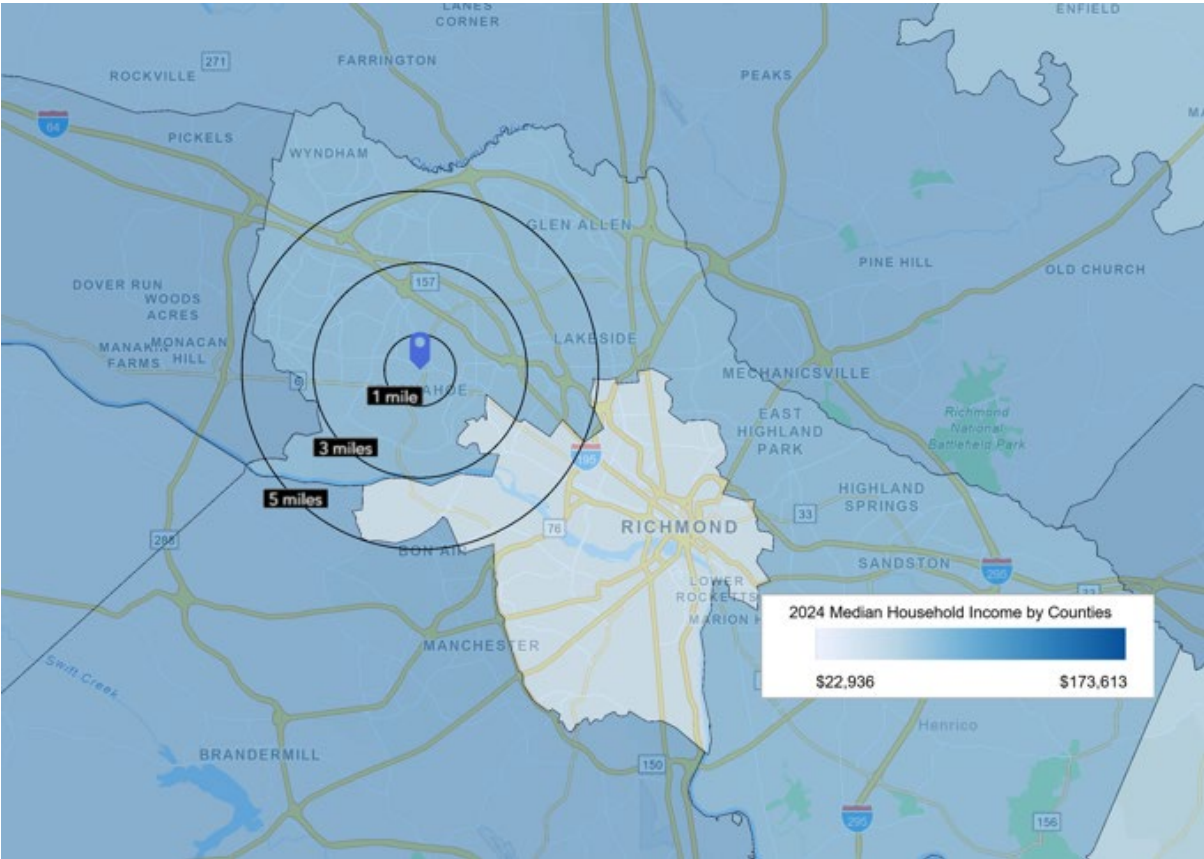






DEMOGRAPHICS

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

5-MILE AVERAGE
HOUSEHOLD INCOME



515,770

NO. OF HOUSEHOLDS
IN TRADE AREA



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