

# FOUNTAIN SQUARE SHOPPING CENTER

**ANCHOR SPACE AVAILABLE**  
**32,343 SF**

8026 W Broad St | Richmond, VA 23294



EXCLUSIVELY OFFERED BY:

**Jeff Doxey, CCIM**

**(804) 363-0332**

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**NAIDominion**

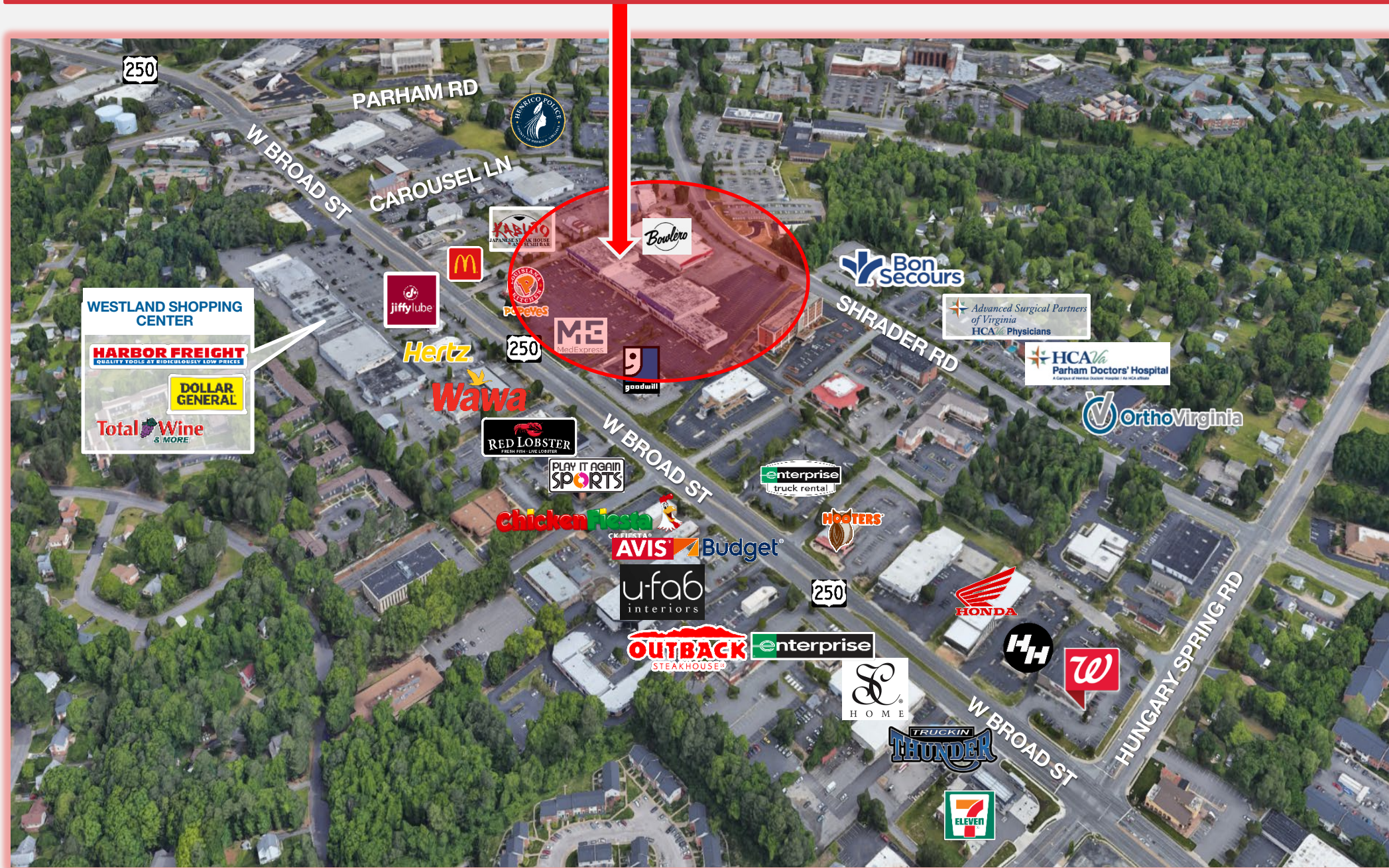
7110 Forest Avenue, Suite 103

Richmond, VA 23226

[naidominion.com](http://naidominion.com)



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## AVAILABLE

Unit 13: 32,343 SF Inline

Outparcel: ±0.6 Acres

- Updated Pylon Sign with panels for each tenant
- 1 mile away from Henrico County Government Complex
- +50,000 employees within 3 miles
- Signalized intersection
- 2 access points on W. Broad Street
- 2 access points on Shrader Road
- Rate: Call Agent for Pricing



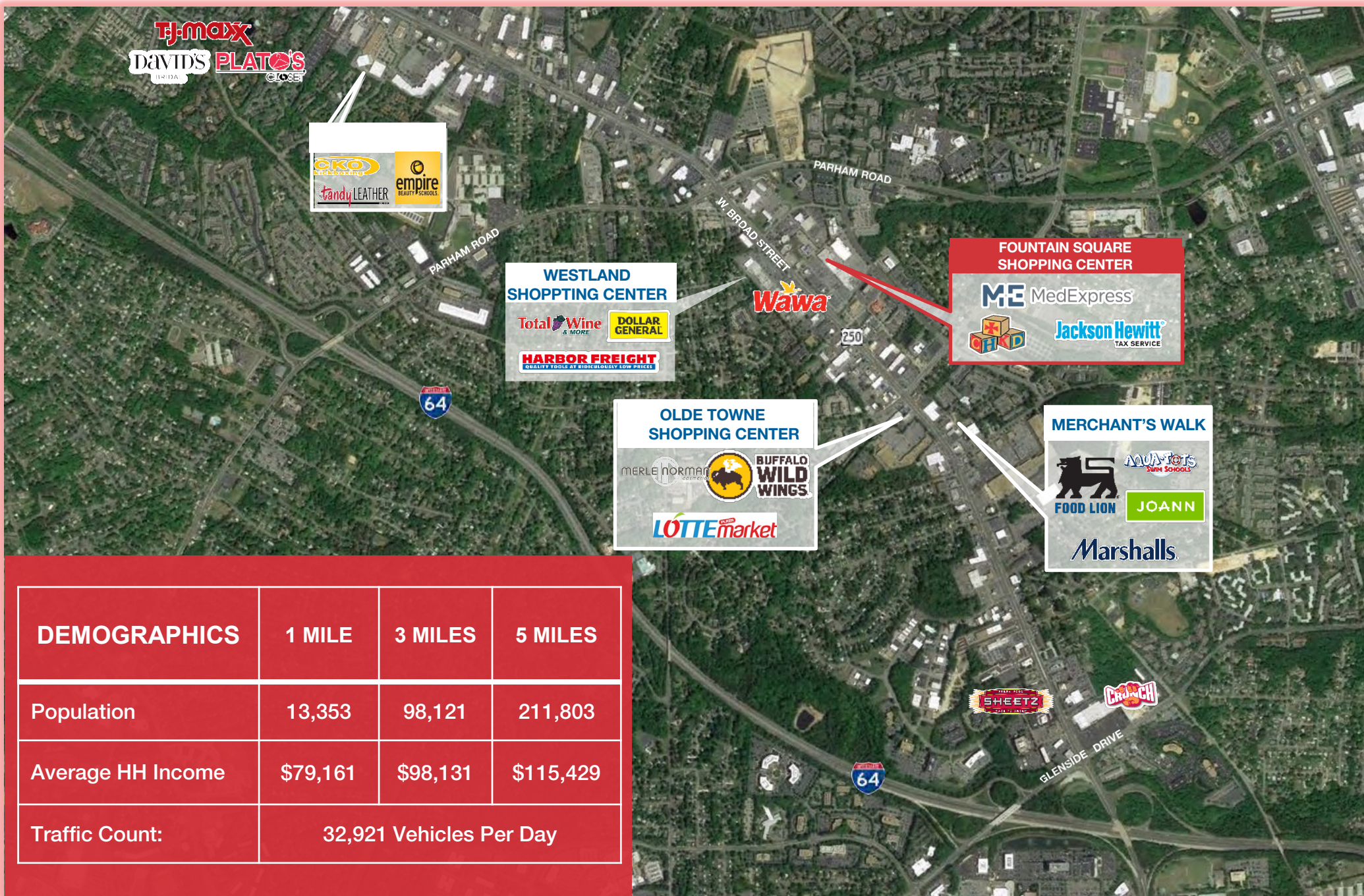
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SPACE	TENANT	SF
3	CSC	3,682
4	CHKD Thrift Store	14,485
5	Afghan Market	6,120
6	Salon Plaza	5,000
7-8	Bosna Cafe	7,000
9	Jackson-Hewitt	2,000
10	Fountain Rugs	1,800
11	Shiny Nails	1,200
12	Chadar Thai	3,000
<b>13</b>	<b>AVAILABLE</b>	<b>32,343</b>
14	Bellacino's Restaurant	3,000
15	Nineveh Bakery	1,760
16-17	Pinches Tacos	3,200
18	MedExpress	4,750
<b>OP</b>	<b>AVAILABLE</b>	<b>0.6 AC</b>

**Total Parking: 556**







DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,353	98,121	211,803
Average HH Income	\$79,161	\$98,131	\$115,429
Traffic Count:	32,921 Vehicles Per Day		



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