

# GLEN LEA CENTRE

3803 Mechanicsville Turnpike | Henrico County, Virginia

For Lease | Retail | Pad Site Available



As Owner/Agent:

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## PROPERTY OVERVIEW



## FEATURES

- 3,375 SF AVAILABLE
- 8,200 SF AVAILABLE
- 12,458 SF AVAILABLE
- 0.70 ACRE PAD AVAILABLE
- Signalized intersection
- Adjacent to the Springdale Park redevelopment that includes 465 Apartments and 115 Townhomes currently under construction - new parcel users to include Dunkin Donuts & WingStop
- Near the newly announced Glenwood Farms redevelopment with nearly 1,000 new homes planned



**32,000 VPD**  
MECHANICSVILLE TURNPIKE



**26,000 VPD**  
E. LABURNUM AVENUE

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>	8,089	74,670	225,130
<b>Daytime Population</b>	6,077	60,003	334,685
<b>Households</b>	3,348	31,621	105,314
<b>Average HH Income</b>	\$64,642	\$66,054	\$78,115

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## TENANTS & NEARBY RETAILERS



**HIBBETT**  
SPORTS



JenCare Senior  
Medical Center  
A CHENMED COMPANY

Spencer Dental  
& Braces

Long John  
Silver's

Hardee's



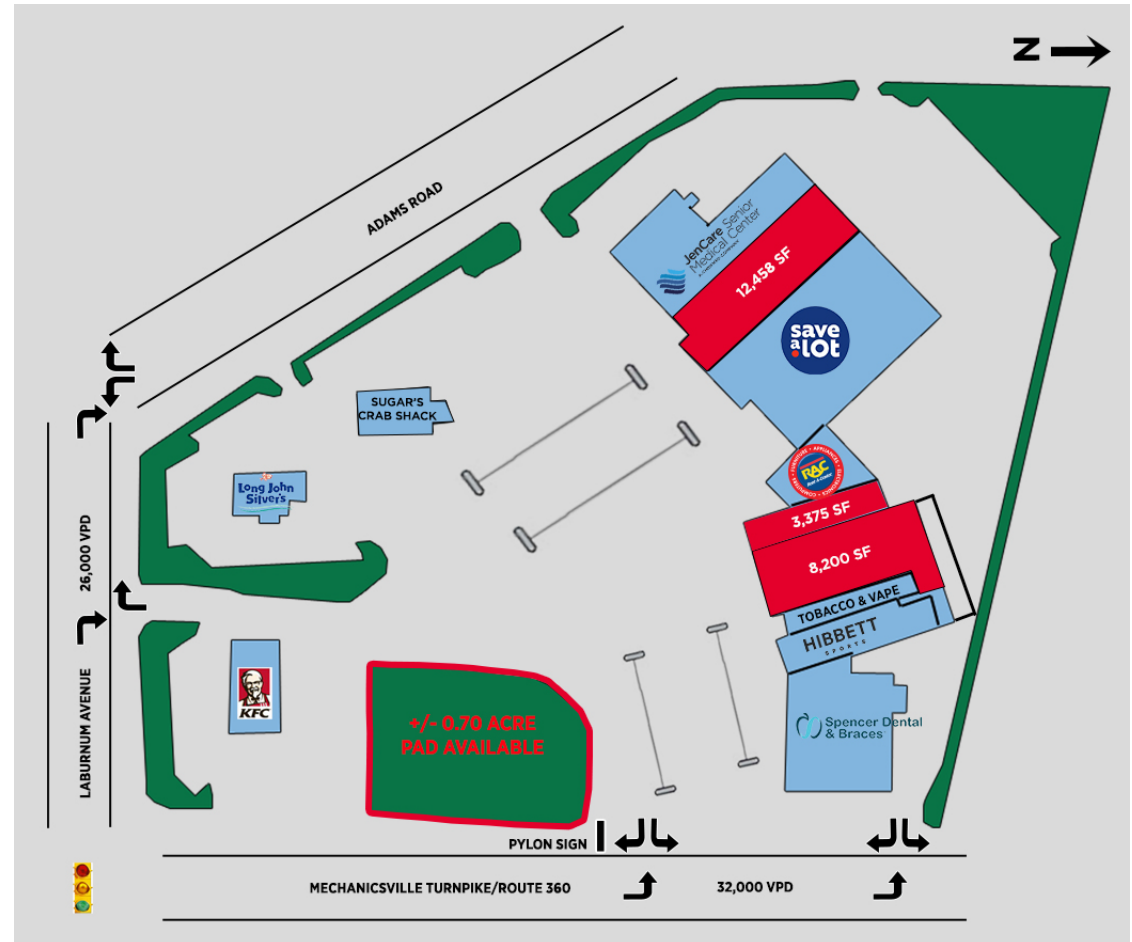
POPEYES

AutoZone

DUNKIN'  
COMING SOON



## SITE PLAN

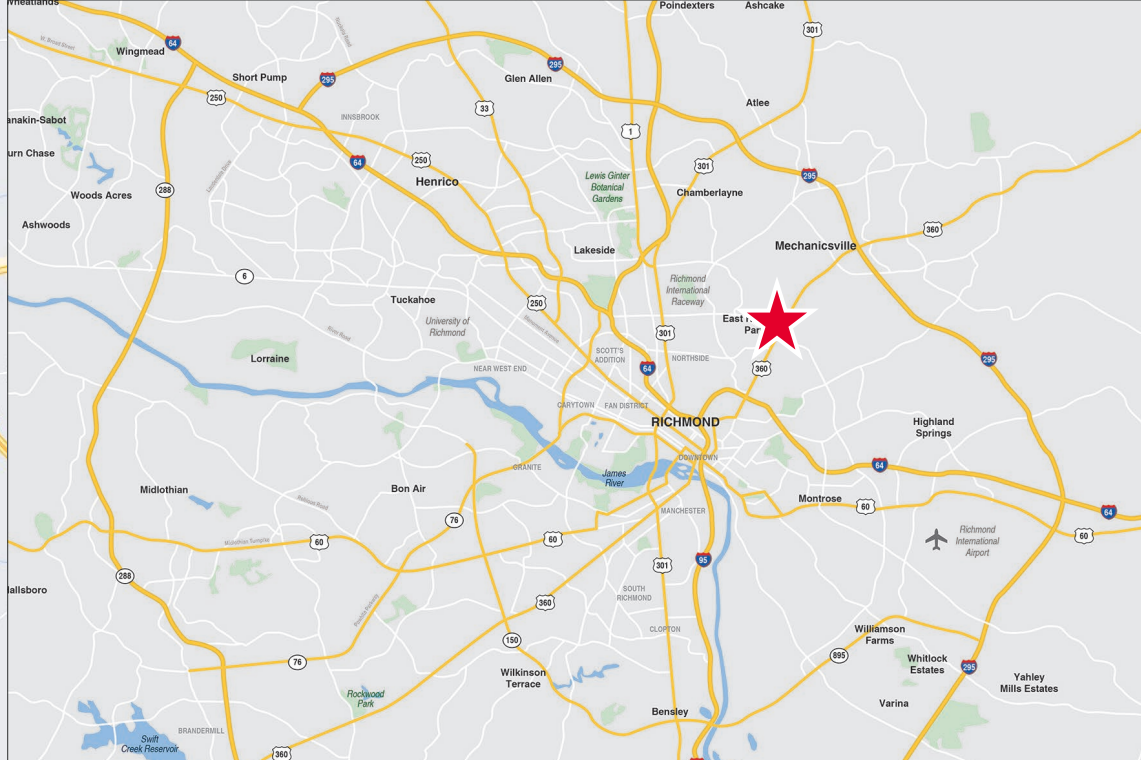
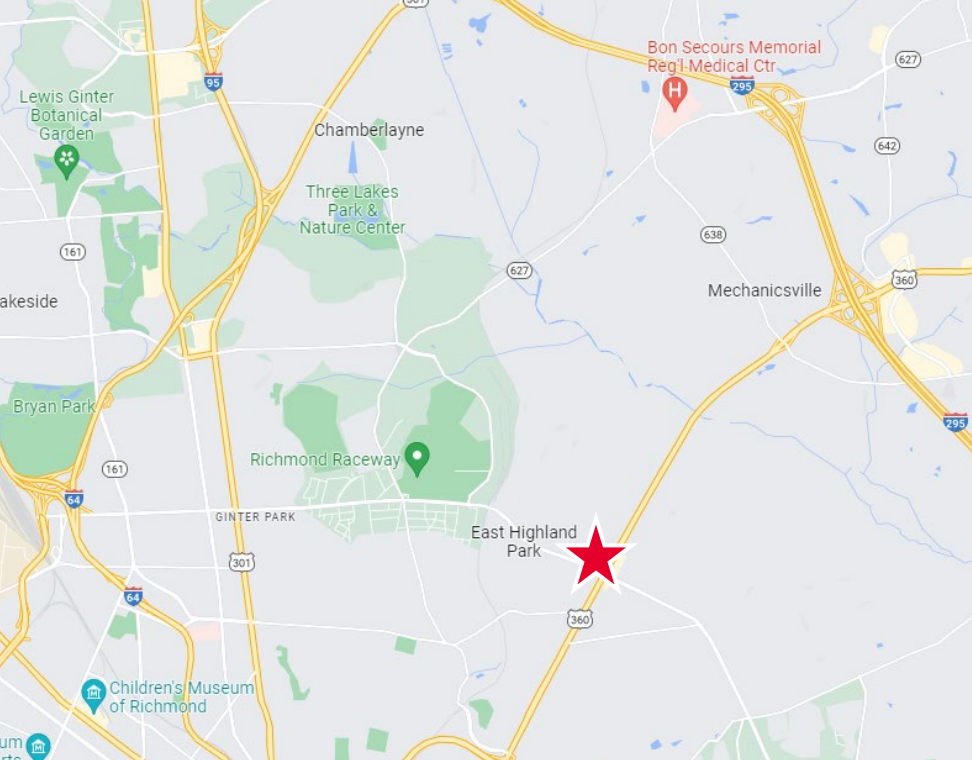


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## AERIAL OVERVIEW





# GLEN LEA CENTRE

3808 Mechanicsville Turnpike | Henrico County, Virginia

For more information, please contact:

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