

FOR LEASE

SHORT PUMP CROSSING

3400-3544 Pump Road | Richmond, VA 23233



S.L. NUSBAUM
REALTY CO.



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PROUD PARTNER



PROPERTY SUMMARY

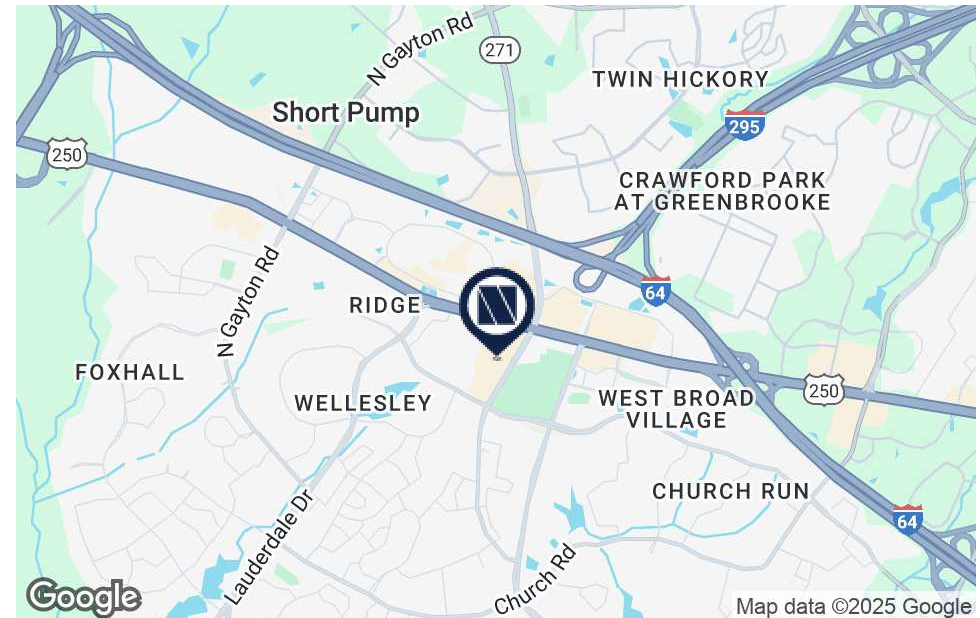
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OFFERING SUMMARY

Lease Rate:	Call Agent
Building Size:	210,374 SF
Available SF:	2,500 SF
Submarket:	Short Pump

Sierra Outdoor Gear Open Now!

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	11,782	76,693	154,277
Daytime Population	18,122	92,447	165,102
Total Households	4,312	29,393	61,048
Average HH Income	\$188,294	\$171,630	\$152,958

PROPERTY OVERVIEW

Join Publix, Total Wine, Home Sense, Sierra Outdoor Gear and more!

PROPERTY HIGHLIGHTS

- Unit 26 is equipped with a roll up door
- Located at the signalized intersection of Pump Road and W. Broad Street
- Excellent ingress and egress from both Pump Road and W. Broad Street
- Pump Rd - 8,200 VPD; W. Broad St - 35,000 VPD; I-64 - 66,000 VPD

SITE PLAN

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LEGEND

- Available
- Unavailable

TRADE AREA

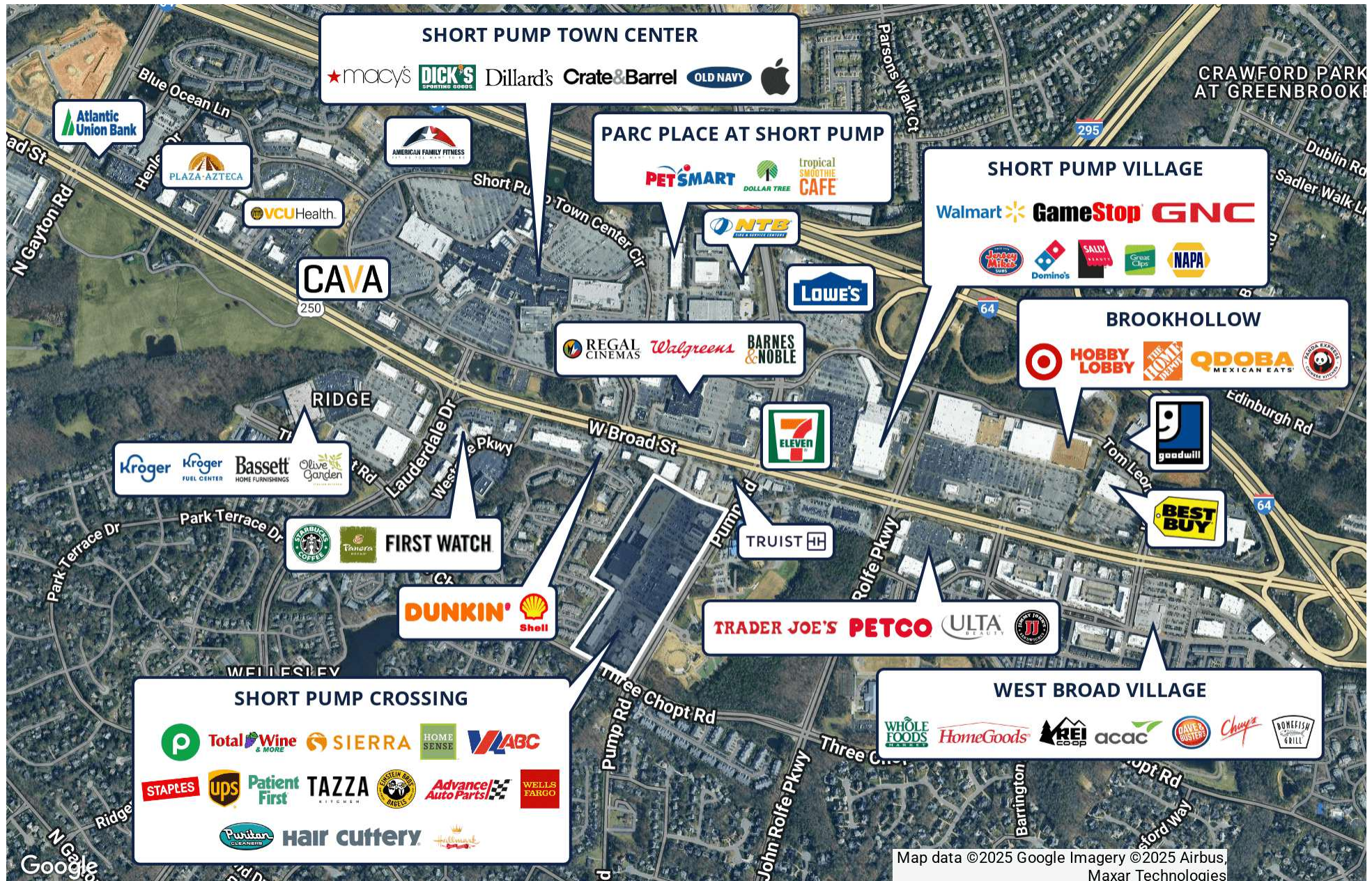
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ADDITIONAL PHOTOS

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CONTACT INFORMATION

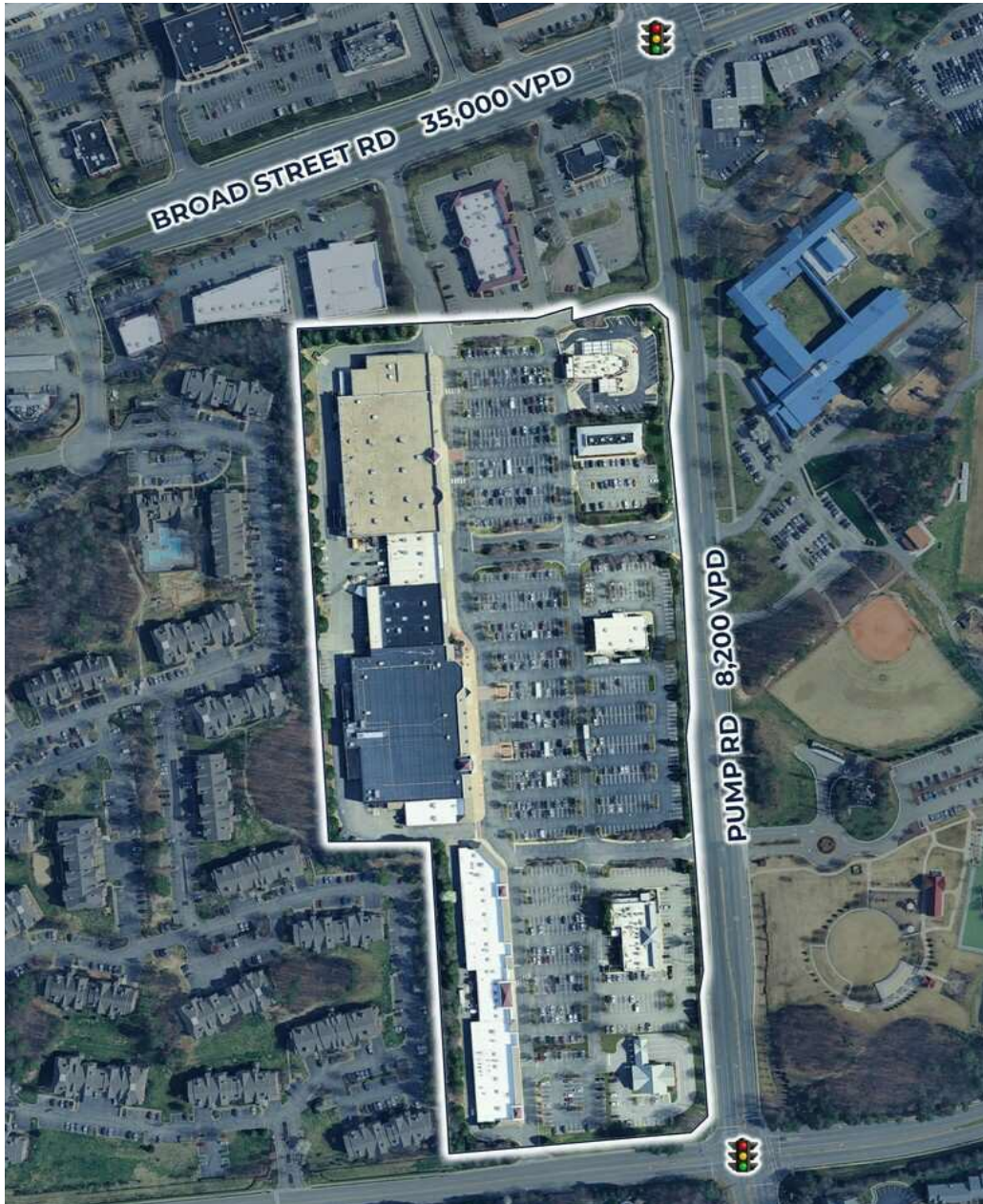
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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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XTEAM
RETAIL ADVISORS

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