

FOR LEASE

SHORT PUMP CROSSING

3400-3544 Pump Road | Richmond, VA 23233



S.L. NUSBAUM
REALTY CO.

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XTEAM
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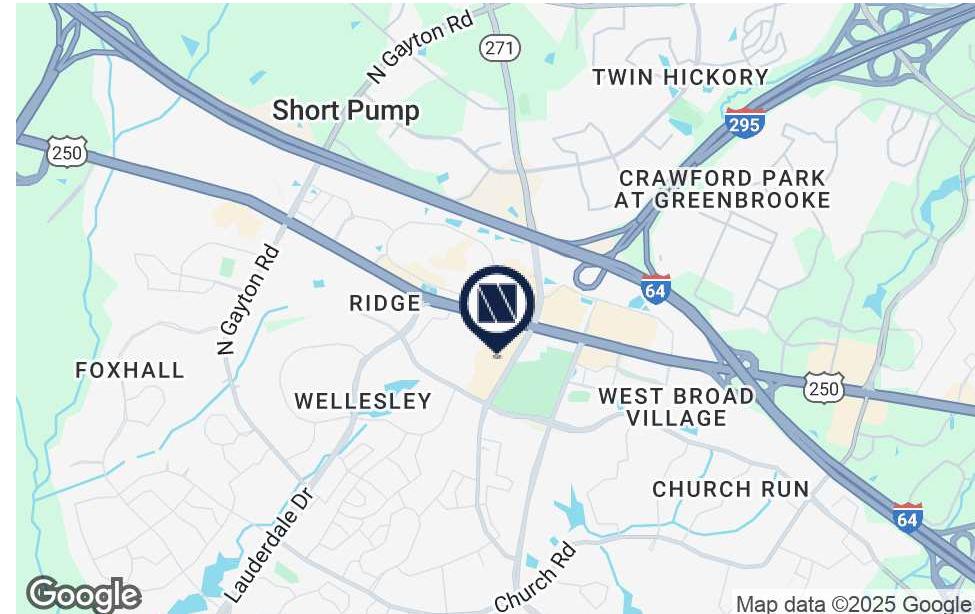
PROPERTY SUMMARY

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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!

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

| 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 |

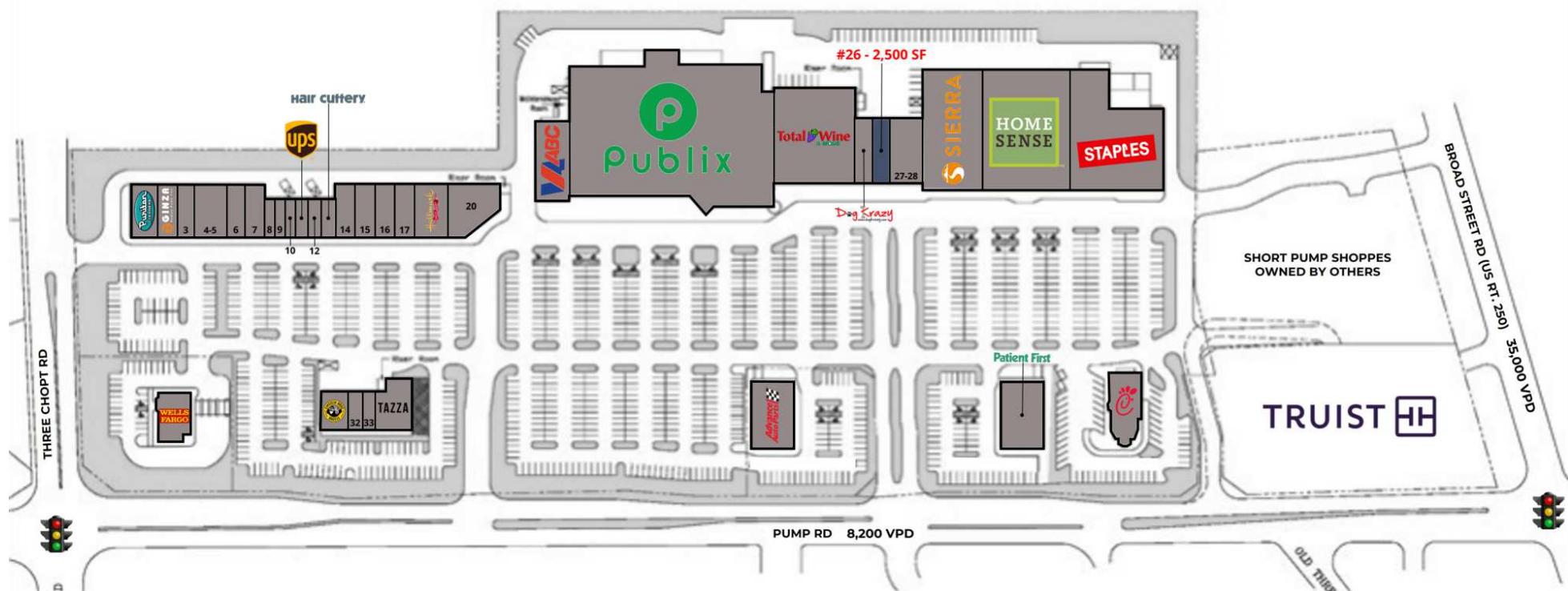
SITE PLAN

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LEGEND

- Available
- Unavailable

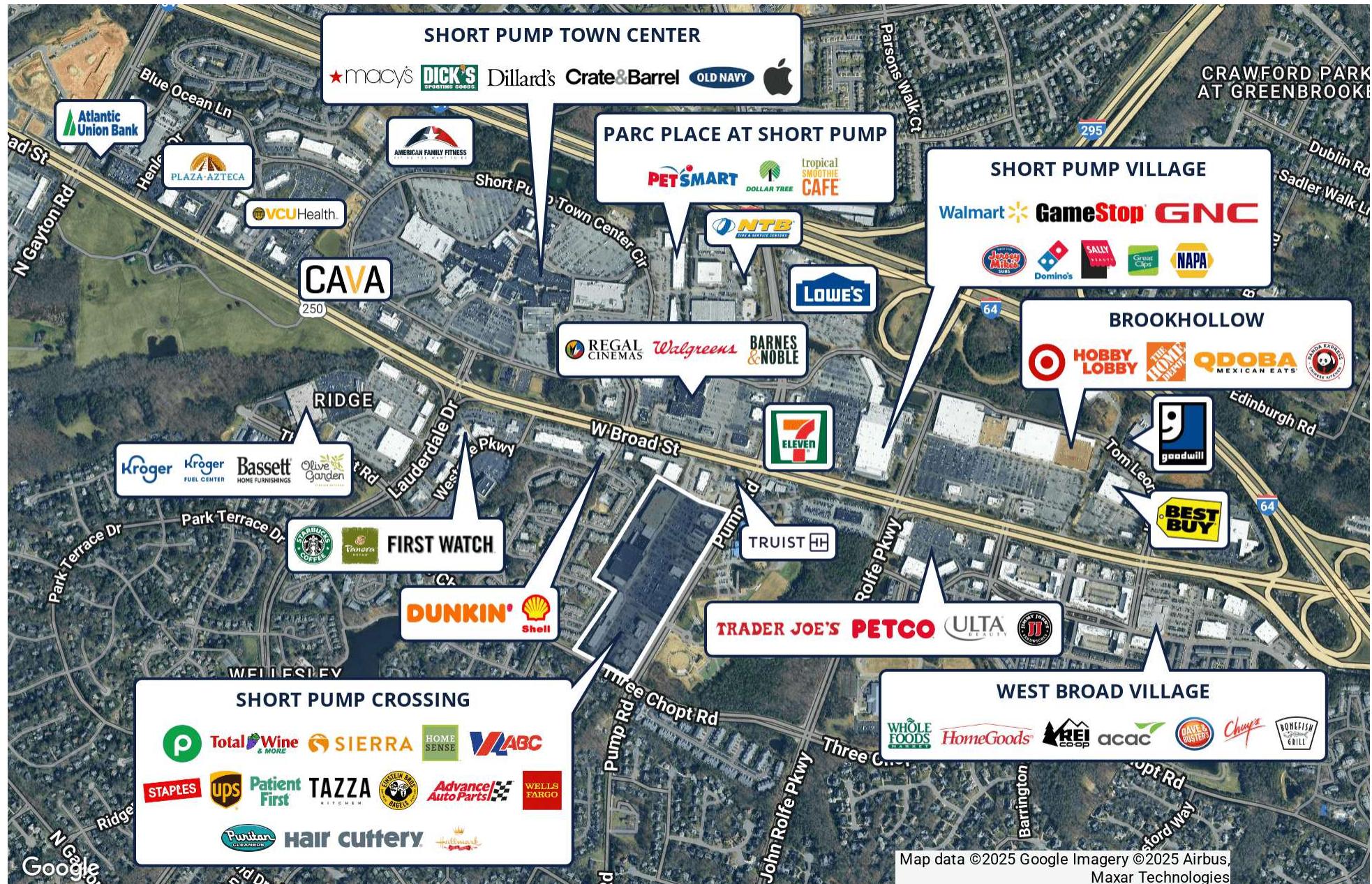
TRADE AREA

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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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PROUD PARTNER



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