



Broadview Shopping Center

30 Broad Street Road
Manakin-Sabot, VA

Ground Lease Opportunity

Outparcels Available



FOR MORE INFORMATION:

JEFF DOXEY, CCIM

804. 363. 0332

jeffdoxey@naidominion.com

- Outparcels for ground lease \pm 1.06 & 0.79 acres
- Food Lion and Dollar General anchored center, with McDonald's, Taco Bell & Acme Stoves
- Popular grocery & shopping destination servicing all of Eastern Goochland
- Water & sewer available to all outparcels
- 1,000+ Units of New Residential Developments in the Surrounding Area:
 - Readers Branch
 - Tuckahoe Bridge
 - Mosaic at West Creek
 - Manakin Towne
 - Harpers Mill
 - Songbird

2024 DEMOGRAPHICS

	3 Miles	5 Miles
Population	12,392	66,072
Median HH Income	\$129,755	\$129,255
Average HH Income	\$159,647	\$162,008



Broadview Shopping Center

30 Broad Street Road
Manakin-Sabot, VA



Broadview Shopping Center

30 Broad Street Road
Manakin-Sabot, VA

BROADVIEW SHOPPING CENTER

Goochland County, Virginia

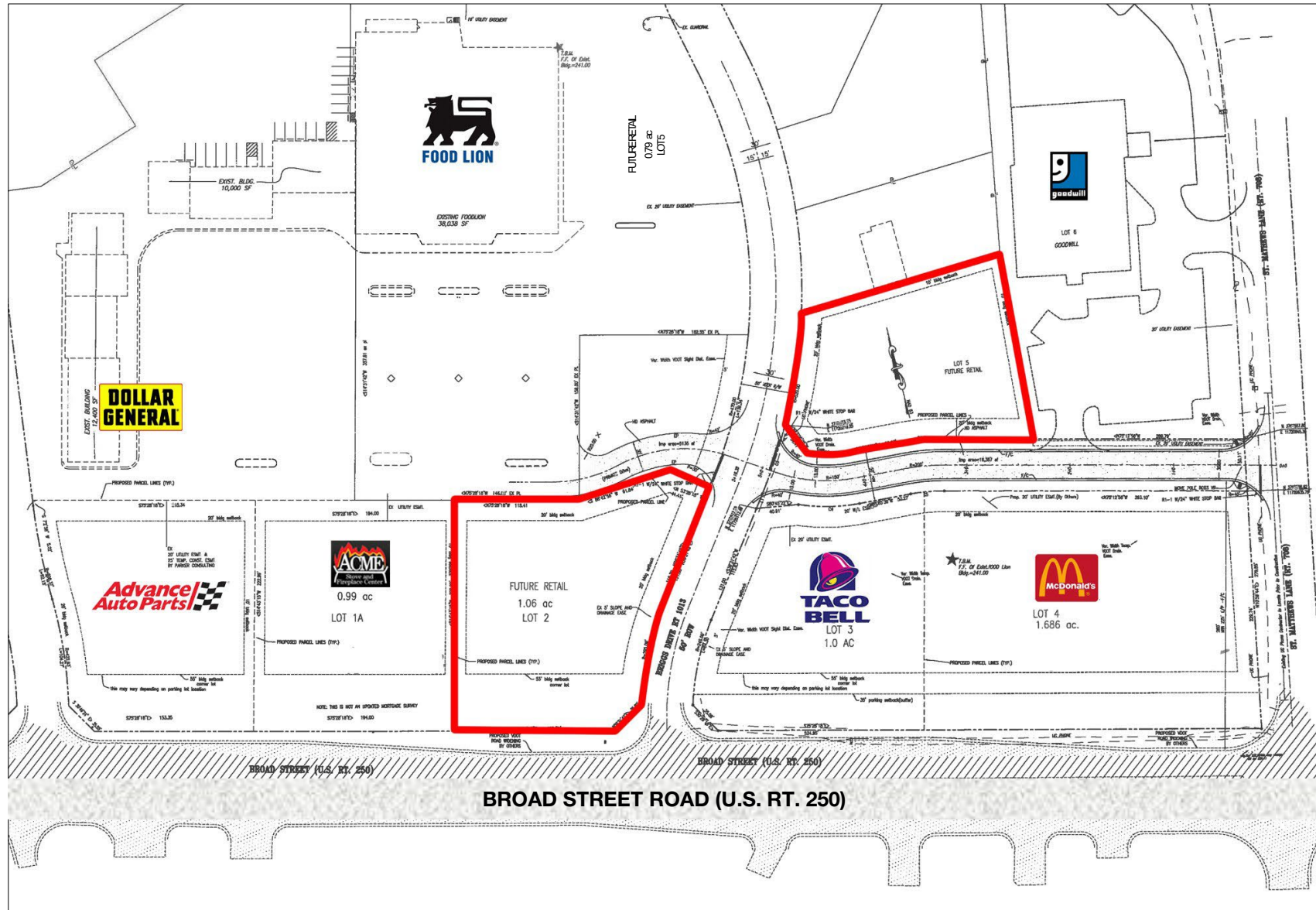
1-4	Dollar General	7,300 sq ft
5	Family Docs	1,000 sq ft
6-7	Pivot	3,400 sq ft
8	Coleman's	1,000 sq ft
9	Pak Mail	1,000 sq ft
10	Enterprise Rent-A-Car	2,000 sq ft
11	Nail Salon	1,000 sq ft
12-14	Sports Page	3,000 sq ft
15-16	ABC Store	2,000 sq ft
17-18	China Bistro	2,000 sq ft
19	Food Lion	34,000 sq ft
Total		57,700 SQ FT



* NOT TO SCALE

Broadview Shopping Center

30 Broad Street Road
Manakin-Sabot, VA



BROAD STREET ROAD (U.S. RT. 250)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

