



The Shops at Wellesley

3416-3470 Lauderdale Dr.,
Henrico, VA

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About the Property

The Shops at Wellesley is located on Lauderdale Drive in Richmond's most dominant, high income retail submarket. Less than a mile from the 1.4 million square foot Short Pump Town Center.

- Located in the heart of Short Pump's retail corridor
- Easily accessible due to the close proximity of major highways: Route 288, I-64, I-95, I-295
- Signalized intersection on Park Terrace Dr and Lauderdale Dr
- Ample parking and pylon signage available

Offering Summary

Available	1 retail suites for lease <ul style="list-style-type: none"> • Suite 9: 2,321 SF - 2nd Generation Medical Space
Traffic Counts	10,000 ADT on Lauderdale Dr. 70,000 ADT on W Broad St.

Demographics

Population	Daytime population	2023 Average Household Income	2022 Total Households
12,482 (1 miles)	10,633 (1 miles)	\$177,449 (1 miles)	4,481 (1 miles)
63,783 (3 miles)	76,272 (3 miles)	\$170,852 (3 miles)	24,755 (3 miles)
141,525 (5 miles)	151,447 (5 miles)	\$155,383 (5 miles)	55,826 (5 miles)



Shops at Wellesley



Tenant

4	VIP Cleaners
5	Petrnificent
6	Corner Barre
7	Edward Jones
8	Salon Blue
9	AVAILABLE
11	Hibachi House
12	Zoom Room
12A	Montessori Kids Universe
13	Relax Nails
14	Project Lean Nation
15	Allstate
16	Short Pump Orthodontics
17	The Exercise Coach
18a	Vinny's Italian Grill
18b	Wellesley Animal Hospital
19	Mueller Dentistry
20	Thai Won On
21	Redemption BBQ
22	Brunches

Shops at Wellesley



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Short Pump Town Center

Dillard's ★ macy's Apple

MAGGIANO'S POTTERY BARN L.L.Bean

The Cheesecake Factory EVERY SEASON STARTS AT DICK'S SPORTING GOODS J.CREW

Crate & Barrel

West Broad Marketplace

Wegmans Cabela's

RACK ROOM SHOES FIVE GUYS BURGERS and FRIES

Brookhollow Shopping Center

TARGET THE HOME DEPOT KOHL'S

PANDA EXPRESS HOBBY LOBBY SONIC

INNSBROOK CORPORATE CENTER

INNSBROOK

Innsbrook Shoppes

FIREHOUSE SUBS TAZIKI'S MEDITERRANEAN CAFE

FOUNDED BY FIREMEN HONDOS CAPITAL ALE-HOUSE

NOODLES + COMPANY World Kitchens

Town Center West

BI'S RESTAURANT BREWHOUSE Hilton HOTELS & RESORTS DEFY

PLAZA AZTECA BY WYNDHAM WINGATE BY WYNDHAM

Starbucks

NOODLES + COMPANY World Kitchens

DRIVE SHACK

Wawa

Greengate

Starbucks mellow MUSHROOM PIZZA BAKERS

WONG'S TACOS THE DAILY

The Corner at Short Pump

Strange's

Kroger Bassett

HAND + STONE Olive Garden MASSAGE AND FACIAL SPA

gelati celesti Orangetheory FITNESS

W Broad St

70,000 ADT

LOWE'S Walmart

West Broad Village

WHOLE FOODS MARKET REI COOP HomeGoods

BONEFISH GRILL Chuy's DAVE & BUSTERS aloft HOTELS

CHIPOTE MEXICAN GRILL

Panera BREAD

Shops at Wellesley

Italian Grill innvy

REDEMPTION BBQ

The Shops at Westgate

FIRST WATCH THE DAYTIME CAFE JPS.A.BANK Starbucks

Bank of America tweed

Short Pump Station

TRADER JOE'S ULTA BEAUTY

five BELOW sweetFrog premium frozen yogurt

LONGHORN STEAKHOUSE petco where the healthy pets go

Lauderdale Square

FOOD LION CVS pharmacy DUNKIN' DONUTS AMERICA RUNS ON DUNKIN'

Short Pump Crossing

ALDI Chick-fil & STAPLES

ABC TAZZA KITCHEN STAPLES

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