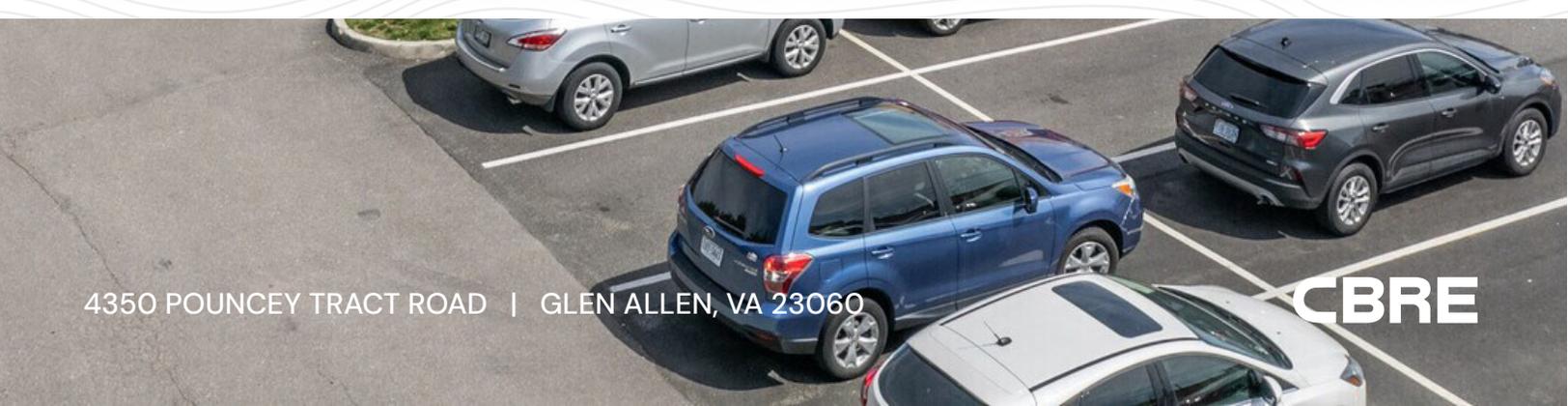


Ice Zone Shops at Downtown Short Pump

3,092 SF COMING SOON



FOR LEASE | 3,092 SF COMING SOON



4350 POUNCEY TRACT ROAD | GLEN ALLEN, VA 23060

CBRE

Property Overview



LOCATED IN RICHMOND'S STRONGEST RETAIL SUBMARKET

The Ice Zone Shops at Downtown Short Pump is a large 62,657 SF shopping center with a 3,092 SF Suite Coming Soon. The center was built on 3.45 acres in 1997 with M1 zoning.

The Ice Zone Shops are located along main routes including West Broad Street that sees over 26,000 vehicles per day and close to 10,000 vehicles per day in front of the center on Pouncey Tract Road. The center is adjacent to Short Pump Town Center, a regional destination bringing in a steady stream of consumers.

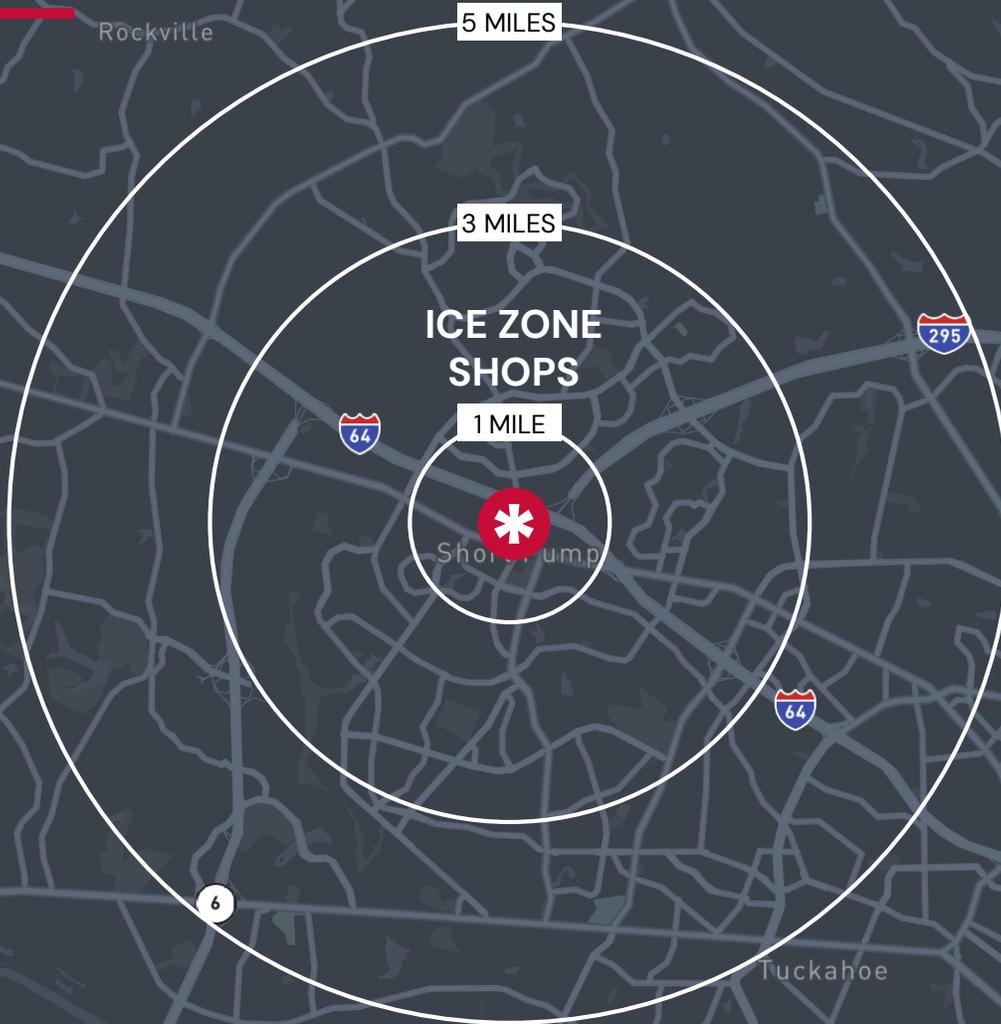
Site Plan

ICE ZONE SHOPS AT DOWNTOWN SHORT PUMP



SUITE	TENANT
1	Anant Cuisine of India
2	Massage Envy
3	3,092 SF COMING SOON
4	Uptown Cheapskate
5	Frostings
6	BYou Laser Clinic
7	Classic Nails & Spa
8	Skatenation Plus

Demographics



11,412

Population
1 Mile

74,664

Population
3 Miles

152,590

Population
5 Miles

\$194,143

Average Household Income
1 Mile

\$178,531

Average Household Income
3 Miles

\$150,987

Average Household Income
5 Miles

37.4

Median Age
1 Mile

40.1

Median Age
3 Miles

39.9

Median Age
5 Miles



WEST BROAD MARKETPLACE

ALDI RACK ROOM SHOES TJ-maxx verizon
Wegmans Cabela's CVS pharmacy

TOWN CENTER WEST

PLAZA AZTECA SHULAS BJs
ETHAN ALLEN

SHORT PUMP TOWN CENTER

JCREW BANANA REPUBLIC LOFT
macys Dillard's Cakes & Creamery Apple
POTTERY BARN Crate&Barrel claire's
DICK'S SPORTS & OUTDOORS TEXAS BRAZIL COOPERS HAWK SEPHORA

ICE ZONE SHOPS

UC Anant ME
CLASSIC NAILS & SPA
Lowe's

GREENGATE

xfinity Mellow THE RESROOM
pure barre RED SALT STARBUCKS

THE CORNER AT SHORT PUMP

carter's Bassett sleep number
Kroger Orangetheory FITNESS Olive Garden

WESTGATE

Panera DUNKIN'
FedEx VIRGINIA Credit Union

SHORT PUMP CROSSING SC

Publix Patient First
Staples ADVANTAGE TAZZA

DOWNTOWN SHORT PUMP

Web WEB OF FLEE REGAL
BARNES & NOBLE

Walmart

BROOKHOLLOW SHOPPING CENTER

BEST BUY KOHL'S
HOBBY LOBBY

WEST BROAD VILLAGE

WHOLE FOODS HomeGoods K&R

SHORT PUMP STATION

TRADER JOE'S
ULTA LONGBORN STEAKHOUSE
five BELOW petco

Ice Zone Shops at Downtown Short Pump

FOR LEASE | 3,092 SF COMING SOON

Pam Strieffler

Vice President
+1 804 201 2026
pam.strieffler@cbre.com

Ian Webster

Senior Associate
+1 804 201 2014
ian.webster@cbre.com



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