

*Parcel #1*  
*0.305 AC*

*Parcel #2*  
*0.162 AC*

# Pad Sites Available

3416-3470 Lauderdale Dr.,  
Henrico, VA

**Peter Vick**

Senior Vice President  
+1 804 814 9977  
[peter.vick@colliers.com](mailto:peter.vick@colliers.com)

**Harrison Hall**

Senior Vice President  
+1 804 814 5299  
[harrison.hall@colliers.com](mailto:harrison.hall@colliers.com)



# 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





2 retail outparcels available

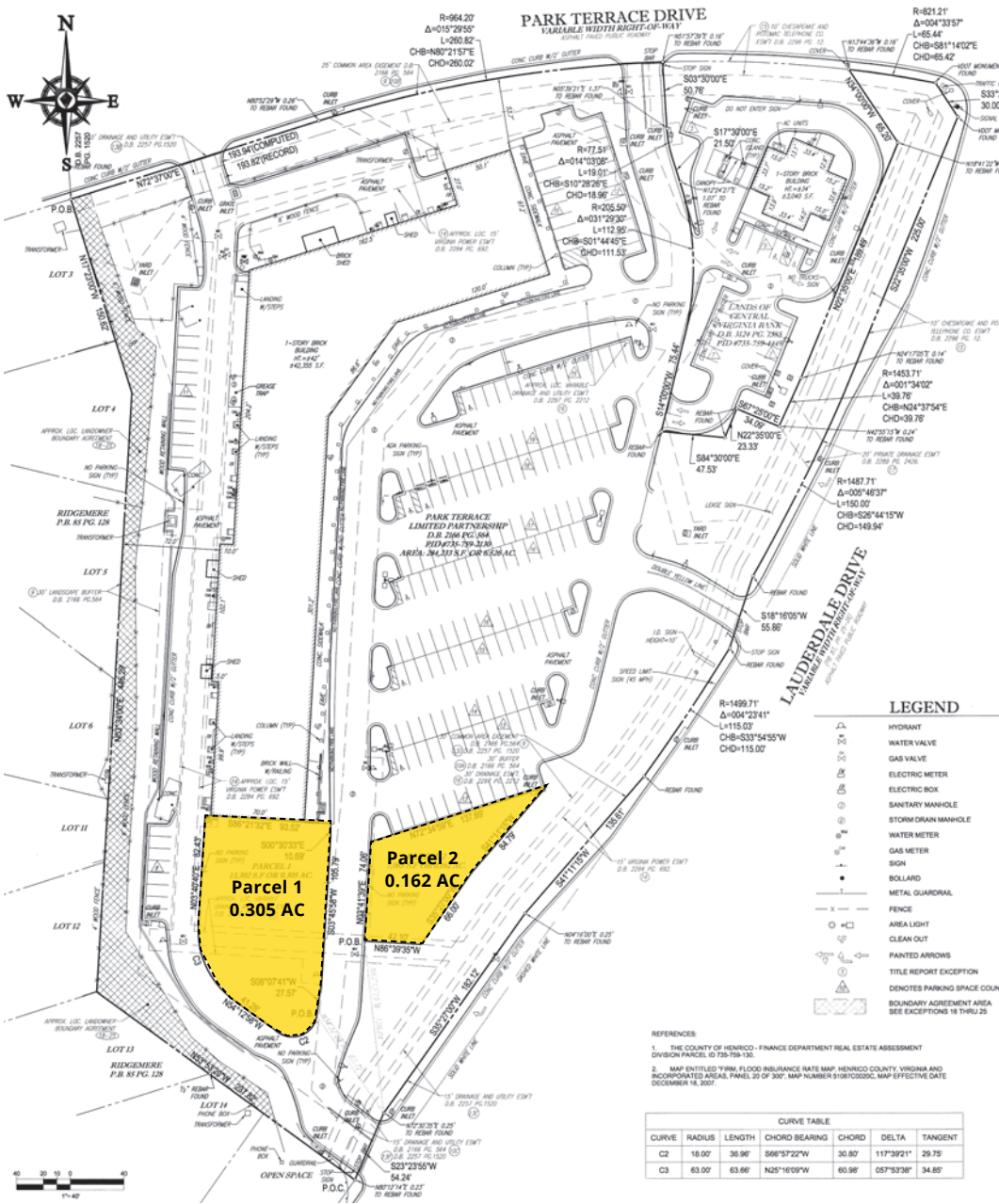
- Parcel #1: 0.305 AC
- Parcel #2: 0.162 AC

Traffic Counts

10,000 ADT on Lauderdale Dr.  
70,000 ADT on W Broad St.

## Demographics

	2024 population		2024 Average Household Income		2024 Total Households
	12,386		\$185,386		4,448
	(1 miles)		(1 miles)		(1 miles)
	64,404		\$173,718		24,954
	(3 miles)		(3 miles)		(3 miles)
	142,158		\$157,311		56,046
	(5 miles)		(5 miles)		(5 miles)
	10,788				
	(1 miles)				
	75,372				
	(3 miles)				
	155,486				
	(5 miles)				



# Shops at Wellesley



## Tenant

4	VIP Cleaners
5	Petrificent
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

#1 Available Parcel

#2 Available Parcel



# Shops at Wellesley



Contact us:

**Peter Vick**

Senior Vice President  
+1 804 814 9977  
peter.vick@colliers.com

**Harrison Hall**

Senior Vice President  
+1 804 814 5299  
harrison.hall@colliers.com

**Colliers**

2221 Edward Holland Dr  
Suite 600 | Richmond, VA  
P: +1 804 320 5500