



Broadview Shopping Center

30 Broad Street Road
Manakin-Sabot, VA

Ground Lease Opportunity

Outparcels Available



FOR MORE INFORMATION:

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- Outparcels for ground lease ±1.06 & 0.79 acres
- Join McDonald's, Taco Bell & Acme Stoves
- Food Lion and Dollar General anchored center
- 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:
 - Reader's Branch
 - Walnut Ridge
 - Rockett's Ridge
 - Park at Saddlecreek
 - West Creek

DEMOGRAPHICS

	3 Miles	5 Miles
Population	8,346	57,212
Median HH Income	\$122,177	\$104,045
Average HH Income	\$157,490	\$131,284



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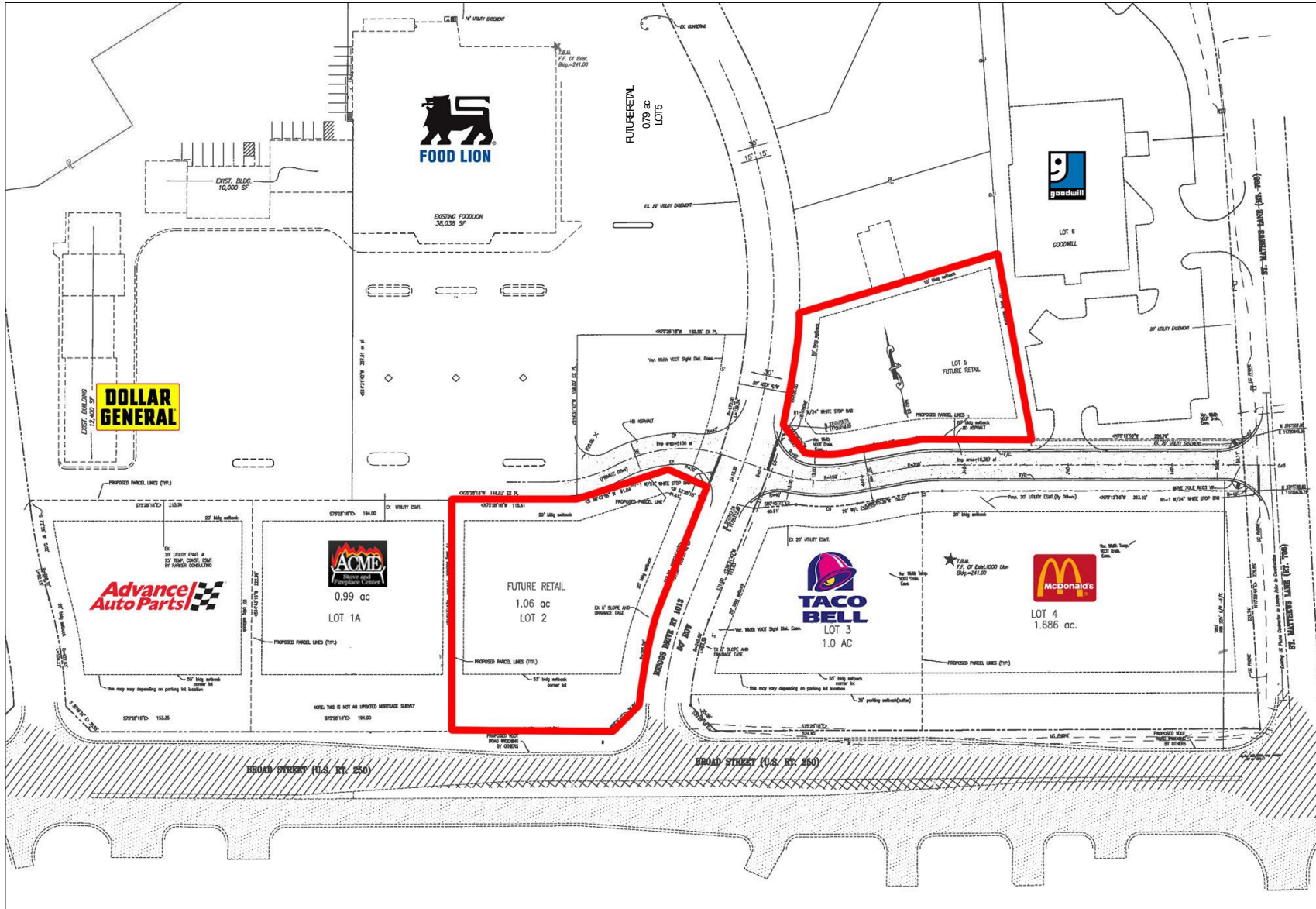
BROADVIEW SHOPPING CENTER Goochland County, Virginia

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



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