



# Town Center at Twin Hickory

11371 Nuckols Rd, Glen Allen, VA 23059

- 1,600 SF retail space available for lease - formerly occupied by MyEye Dr
- Located just off I-295
- Food Lion anchored community shopping center
- Adjacent to Publix supermarket, Starbucks, and Zaxby's
- Within walking distance to Deep Run High School and Twin Hickory Library
- Traffic counts on I-295 exceed 56,000 VPD
- Excellent visibility fronting Nuckols Road with 21,000 VPD



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# Town Center at Twin Hickory



2023  
population

**9,021**

(1 miles)

**53,282**

(3 miles)

**130,574**

(5 miles)

Daytime  
population

**9,699**

(1 miles)

**68,220**

(3 miles)

**130,910**

(5 miles)



2023 Average  
Household Income

**\$207,361**

(1 miles)

**\$188,972**

(3 miles)

**\$155,050**

(5 miles)

Total  
Households

**3,009**

(1 miles)

**19,148**

(3 miles)

**50,679**

(5 miles)

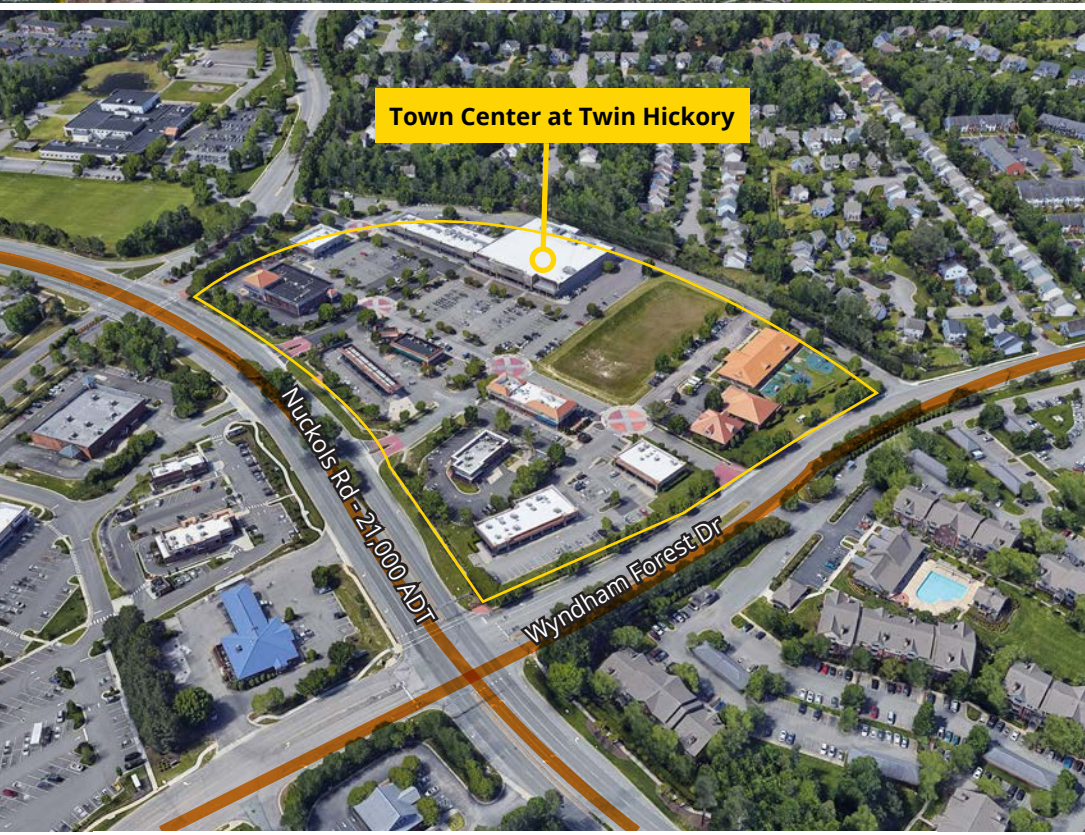
# Town Center at Twin Hickory



Unit	Tenant	SF	Unit	Tenant	SF
1	Twin Hickory Tavern	3,000	12	PITSA	2,028
2	The Wink Brews & More	1,200	13	Tropical Smoothie	1,471
3	PostNet	1,200	14	Rico's Mexican Grill	2,500
4	Nails 4 U	1,200	15	Samurai Sushi	2,000
5	Chen's Chinese Restaurant	2,400	16	Cookie Cutters	1,540
6	La Vita E' Bella Ristorante Italiano	1,668	17	Ansh Chiropractic	1,500
7	Cigar & Vape	1,533	18	McDonalds	
8	Dynamic Kick Martial Arts	1,600	19	Pizza Hut & Sandano's Italian Subs	
<b>9</b>	<b>Available</b>	<b>1,600</b>	20	Miller's Gas & Convenience	
10	Food Lion	38,000	21	CVS	
11	Jersey Mike's	1,500	22	Subway & Puritan Cleaners	



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## Contact us:

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