



THALHIMER

RETAIL FOR LEASE
Powhatan Plaza

2105 Academy Road | Powhatan, Virginia

1,200 – 2,038 SF AVAILABLE



Food Lion Anchored Shopping Center

For more information, contact:

DANIELLE BECKSTOFFER

Senior Associate

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PETE WALDBAUER

First Vice President

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Thalhimer Center
11100 W. Broad Street
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www.thalhimer.com

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Property Features

- 1,200 – 2,038 SF AVAILABLE
- Food Lion anchored shopping center
- Mix of convenience and daily-use businesses
- Fronting on Anderson Highway (U.S. Route 60), Powhatan's major thoroughfare
- High income area, average household income over \$112,000
- Powhatan population increased 28% over the past 15 years

Join Tenants & Nearby Retailers



Demographics

	3 Miles	5 Miles	10 Miles
Population	5,935	13,569	34,828
Est. Households	2,193	4,916	12,143
Avg. HH Income	\$108,931	\$103,534	\$112,126
Traffic Count	27,000 VPD – U.S. Route 60		



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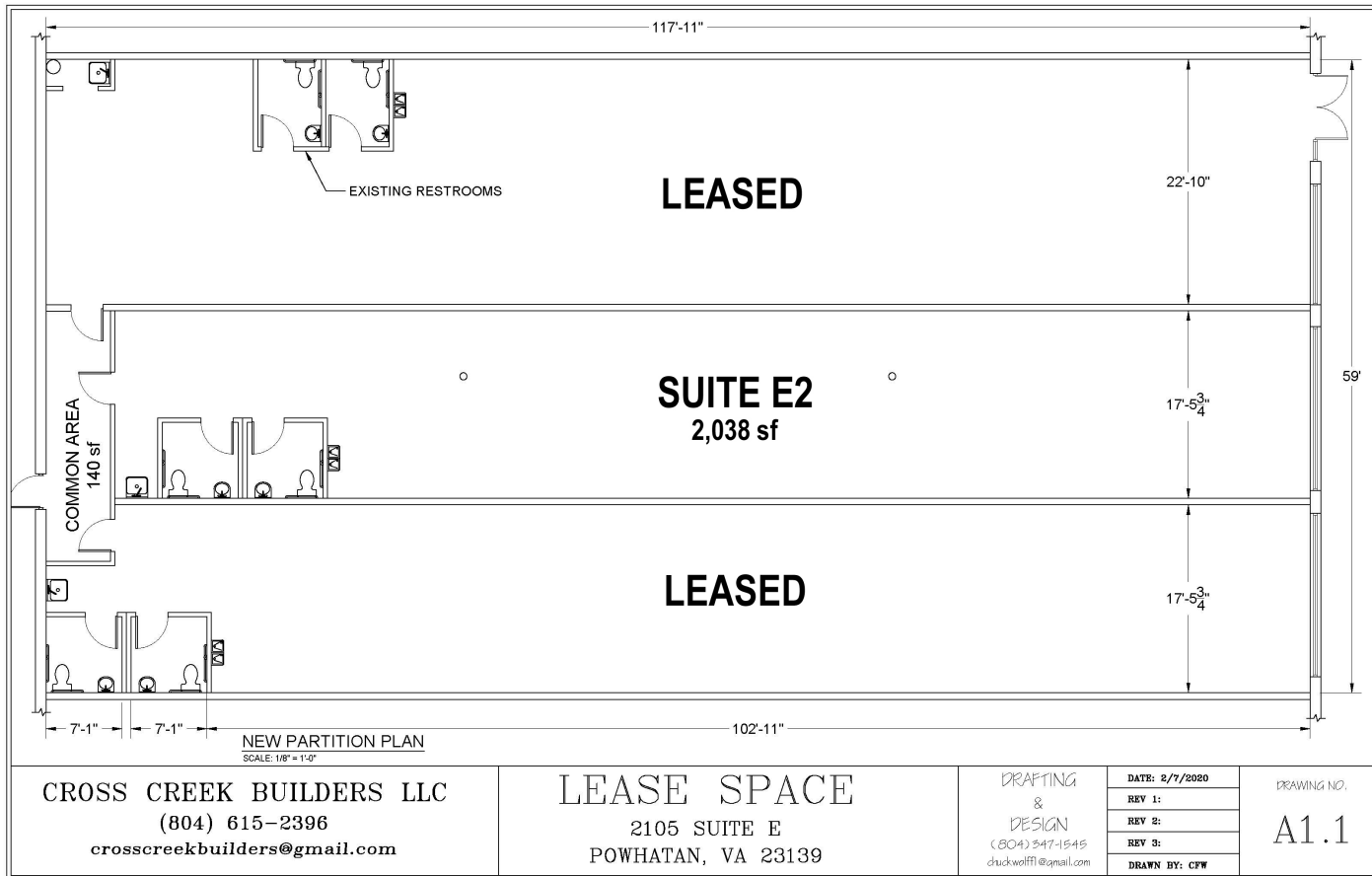
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Floorplan



SPACES - \$18.50/SF, NNN

Suite E2 2,038 SF

SPACE - \$23.00/SF, NNN

Suite
not shown 1,200 SF

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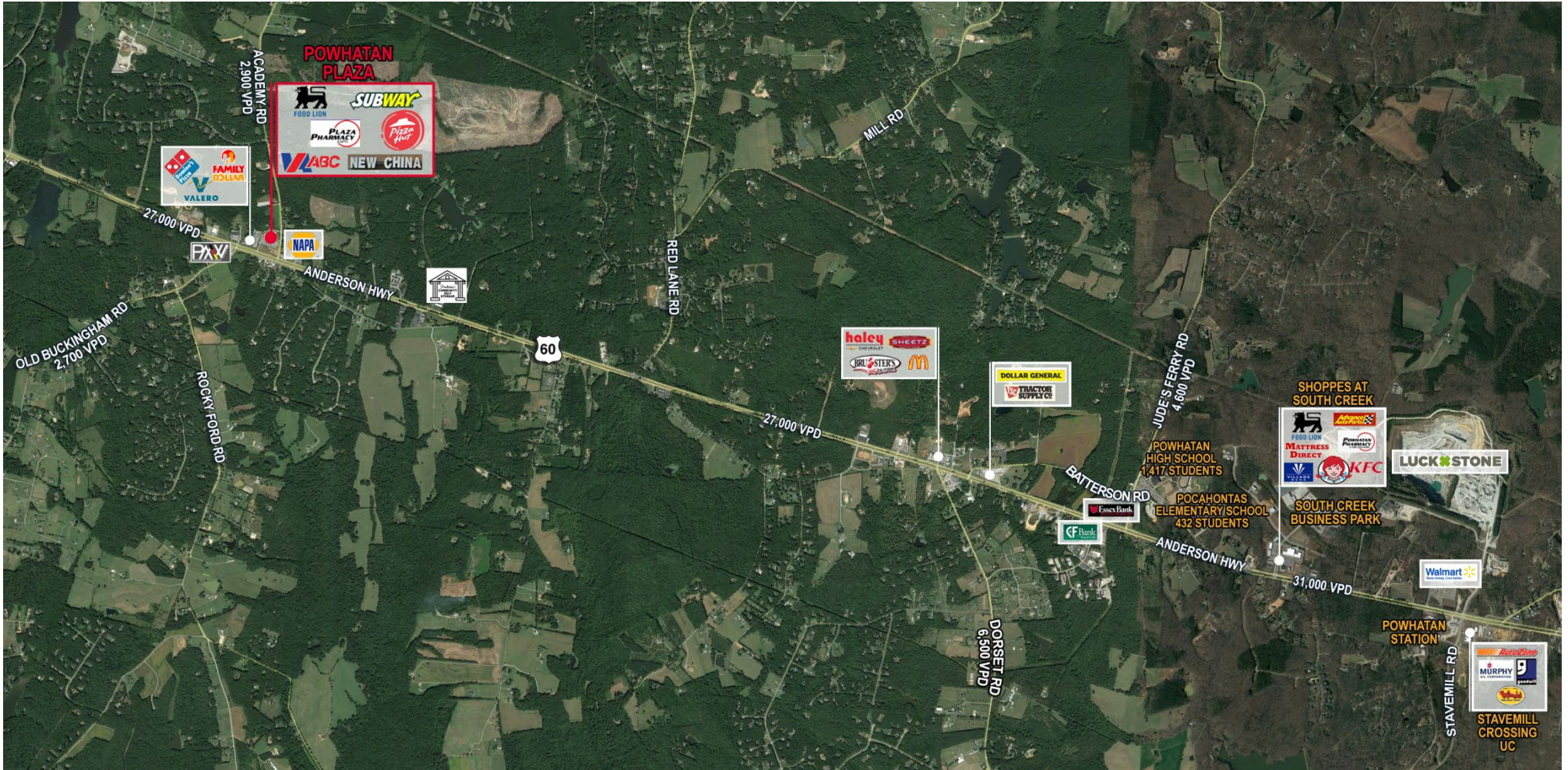
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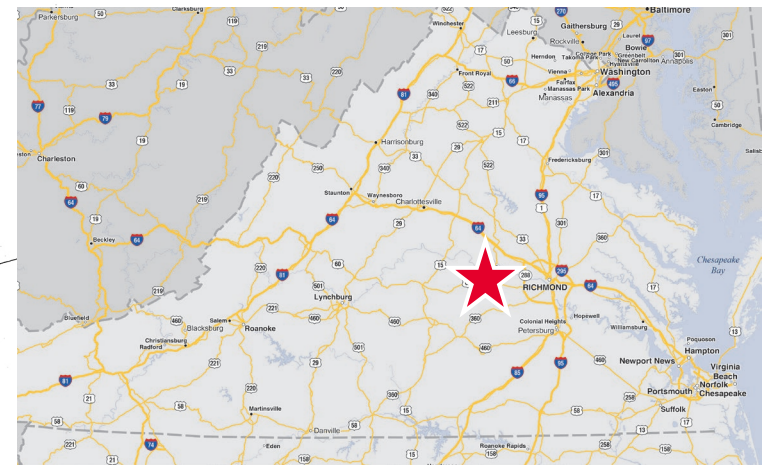
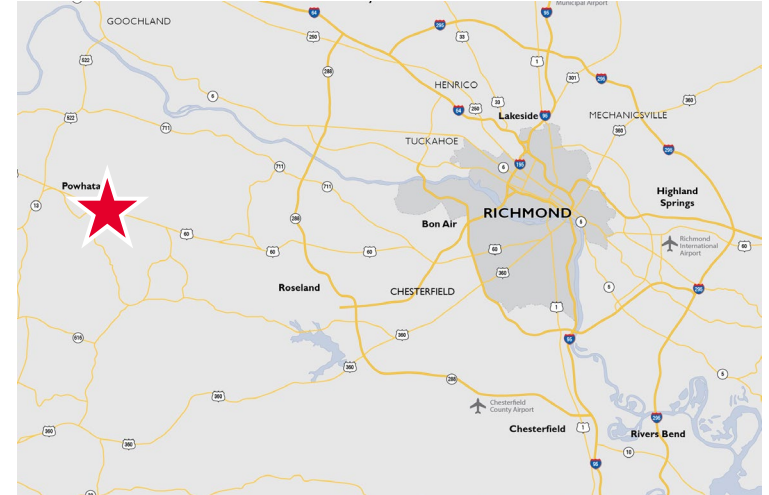
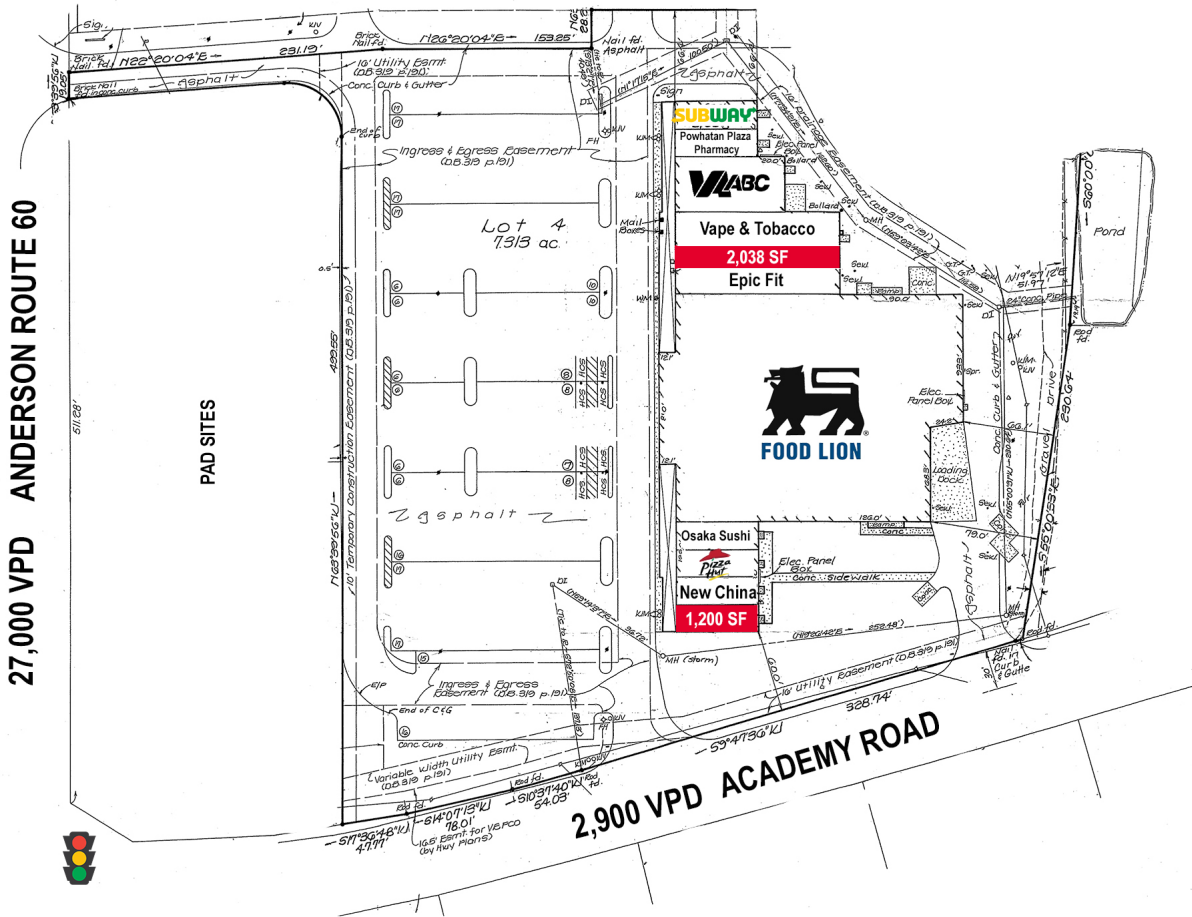
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Site Plan



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