

# FOR LEASE



## MERCHANTS WALK

Lease Rate:  
Negotiable

### PROPERTY OVERVIEW

219,972 SF Multi-Anchor Food Lion center complemented by an exceptional merchandising mix in a prime location along Richmond's foremost commercial corridor – West Broad Street (Route 250).

### DEMOGRAPHICS

|                       | 1 MILE   | 3 MILES  | 5 MILES  |
|-----------------------|----------|----------|----------|
| <b>Households:</b>    | 5,306    | 41,177   | 93,653   |
| <b>Population:</b>    | 12,529   | 94,146   | 214,991  |
| <b>Avg HH Income:</b> | \$59,415 | \$79,647 | \$98,896 |

### PROPERTY HIGHLIGHTS

- 980 - 18,419 SF Available
- Prime location surrounded by national retailers
- Easy access to main roads and interstates
- W Broad St: 31,000 VPD, Staples Mill Rd: 31,000 VPD, I-64: 95,000 VPD

### AVAILABLE SPACES

|                 |           |
|-----------------|-----------|
| <b>Space 21</b> | 3,083 SF  |
| <b>Space 29</b> | 2,167 SF  |
| <b>Space 73</b> | 980 SF    |
| <b>Space 89</b> | 1,368 SF  |
| <b>Space 3</b>  | 18,419 SF |

FOR FURTHER INFORMATION, PLEASE CONTACT:

LORETTA CATALDI • [loretta.cataldi@divaris.com](mailto:loretta.cataldi@divaris.com) • 804.335.0232



# MERCHANTS WALK

7580 WEST BROAD STREET, HENRICO, VA 23294

## SITE PLAN



FOR FURTHER INFORMATION, PLEASE CONTACT:  
LORETTA CATALDI • [loretta.cataldi@divaris.com](mailto:loretta.cataldi@divaris.com) • 804.335.0232



200 South 10th Street, Suite 1010, Richmond, VA 23219 | [www.divaris.com](http://www.divaris.com)

# MERCHANTS WALK

7580 WEST BROAD STREET, HENRICO, VA 23294

LOCAL AREA



FOR FURTHER INFORMATION, PLEASE CONTACT:

LORETTA CATALDI • [loretta.cataldi@divaris.com](mailto:loretta.cataldi@divaris.com) • 804.335.0232

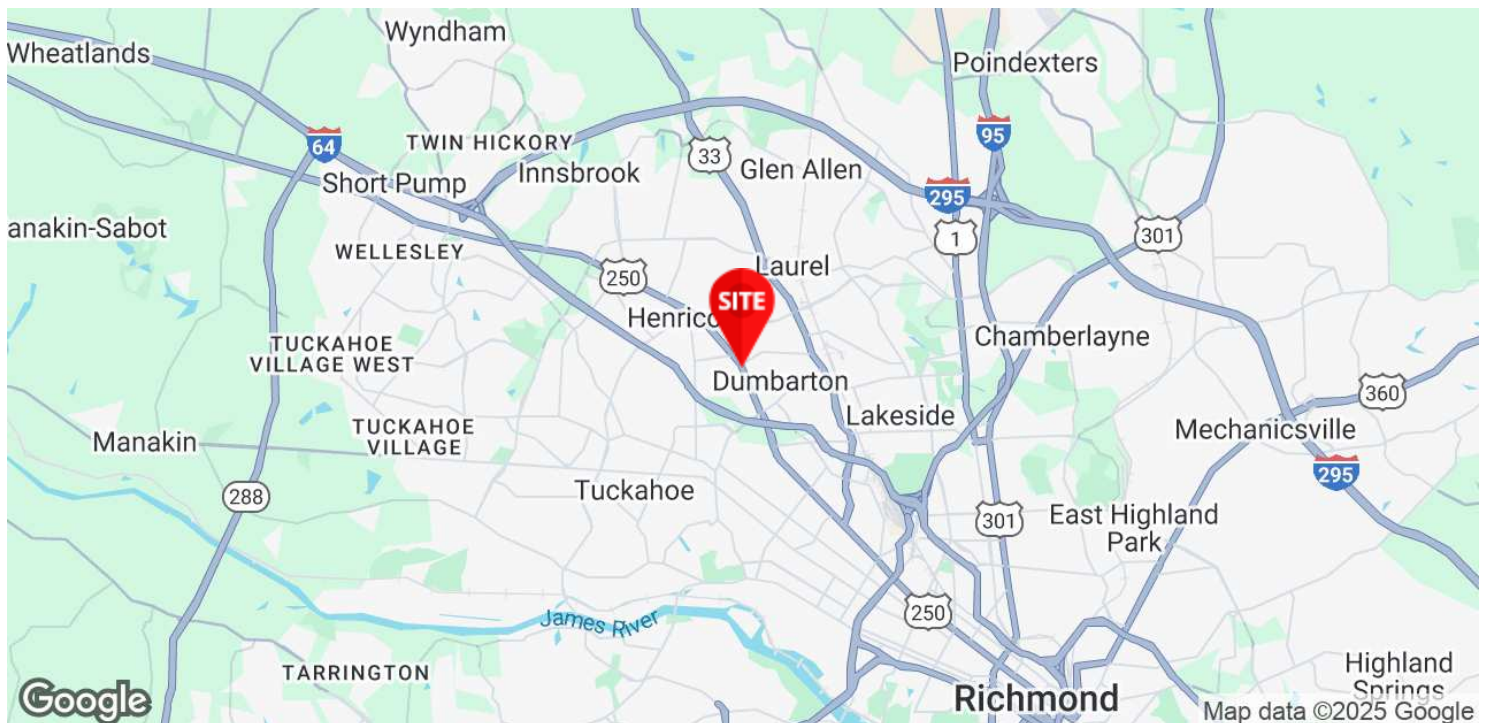
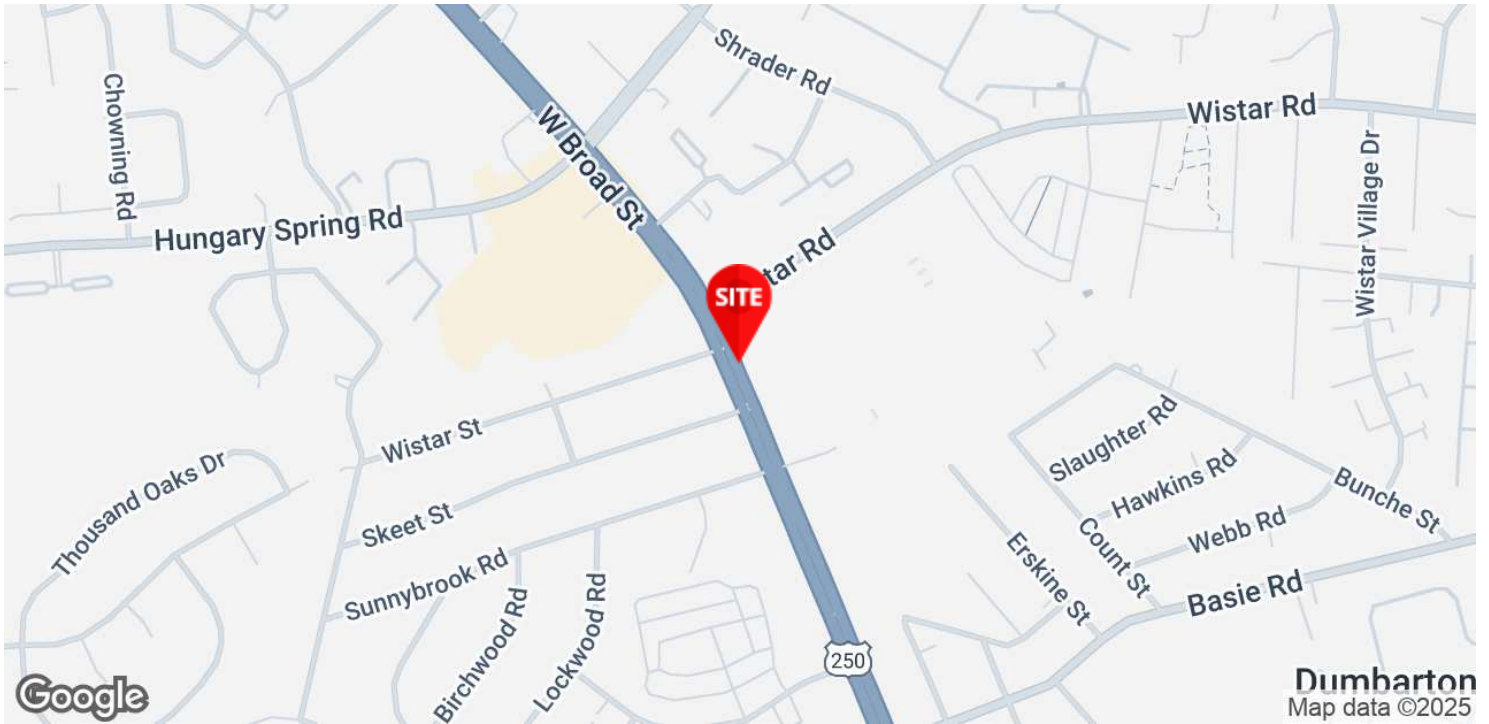


200 South 10th Street, Suite 1010, Richmond, VA 23219 | [www.divaris.com](http://www.divaris.com)

# MERCHANTS WALK

7580 WEST BROAD STREET, HENRICO, VA 23294

## LOCATION MAP



FOR FURTHER INFORMATION, PLEASE CONTACT:  
LORETTA CATALDI • [loretta.cataldi@divaris.com](mailto:loretta.cataldi@divaris.com) • 804.335.0232

