

# DOWNTOWN SHORT PUMP

11530-11680 BROAD STREET

RICHMOND, VA 23233

37.663822, -77.654967



SIZE : 125,999 SF

## SURROUNDING TENANTS

### PROPERTY FEATURES

- 3,866 SF space available for lease.
- Outparcel fronting West Broad Street available for sale or lease.
- Prominently situated along West Broad Street, the region's premier retail corridor located in the heart of Short Pump.
- Located near Richmond's premier office market, hosting over 400 companies, employing 23,000.
- Known for its concentration of top-performing national retailers, and upscale lifestyle amenities.
- Traffic Counts: West Broad Street (37,000 VPD) | Pouncey Tract Road (19,000 VPD).



DEMOGRAPHICS – 2024	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	76,390	153,312	350,744
AVG. HOUSEHOLD INCOME	\$153,134	\$133,884	\$125,264
HOUSEHOLDS	29,000	60,484	143,774

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UNIT	TENANT	SF	UNIT	TENANT	SF
001	Barnes & Noble	26,772	010	Regal Cinemas	55,534
002	AVAILABLE	3,866	011	Luxe Nail Spa	700
003	Havana Connections	1,048	012	YaYa's Cookbook	3,400
004	Mattress Warehouse	6,110	013	Elephant Thai Rest.	2,337
006	Poke Sushi Bowl	1,220	014	S&F Massage Kingdom	2,263
007	Fruit Fixed	1,190	015	World of Beer	6,802
008A	Hangry Joes Hot Chicken	2,145	016	China Wok	1,500
008B	The Mantu Rest.	1,671	016A	Cutz for Guys	1,341
009	Insurance Doctor	1,177	017	Trinity Renovations	4,911
			024	Mathnasium of Richmond	2,012

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