

# Retail Space For Lease

## Peter Vick

Senior Vice President  
+1 804 814 9977  
peter.vick@colliers.com

## Harrison Hall

Senior Vice President  
+1 804 814 5299  
harrison.hall@colliers.com

2221 Edward Holland Dr  
Suite 600 | Richmond, VA  
P: +1 804 320 5500  
colliers.com/richmond

## River Road Shopping Center 6201-6243 River Road, Richmond, VA

- Luxury retail center in the heart of Metro Richmond
- 2,360 SF available
- Healthy, educated, social customer base
- Curated tenant mix reflects the area's upper class consumer
- 5-mile radius boasts \$230 million in annual apparel expenditures
- Adjacent to University of Richmond
- Excellent visibility on Huguenot Road

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# River Road Shopping Center



## Offering Summary

|                |   |
|----------------|---|
| Available SF   | Unit 2b: 2,360 SF                                       |
| Lease Rate     | Negotiable  |
| Traffic Counts | 24,000 VPD on Huguenot Road<br>13,000 VPD on River Road |

## Demographics

|   |   |   |   |
|---|---|---|---|
| <div> <div> <div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> </div> </div> | <div> <div>2024 population</div> <div>5,287</div> <div>(1 miles)</div> </div> | <div> <div> <div></div> <div></div> </div> <div> <div>2024 Average Household Income</div> <div>\$279,814</div> <div>(1 miles)</div> </div> </div> | <div> <div>2024 Total Households</div> <div>1,209</div> <div>(1 miles)</div> </div> |
|   | <div> <div>64,044</div> <div>(3 miles)</div> </div>                           | <div> <div>\$165,902</div> <div>(3 miles)</div> </div>  | <div> <div>27,455</div> <div>(3 miles)</div> </div>                                 |
|   | <div> <div>230,148</div> <div>(5 miles)</div> </div>                          | <div> <div>\$125,283</div> <div>(5 miles)</div> </div>  | <div> <div>102,142</div> <div>(5 miles)</div> </div>                                |





# River Road Shopping Center

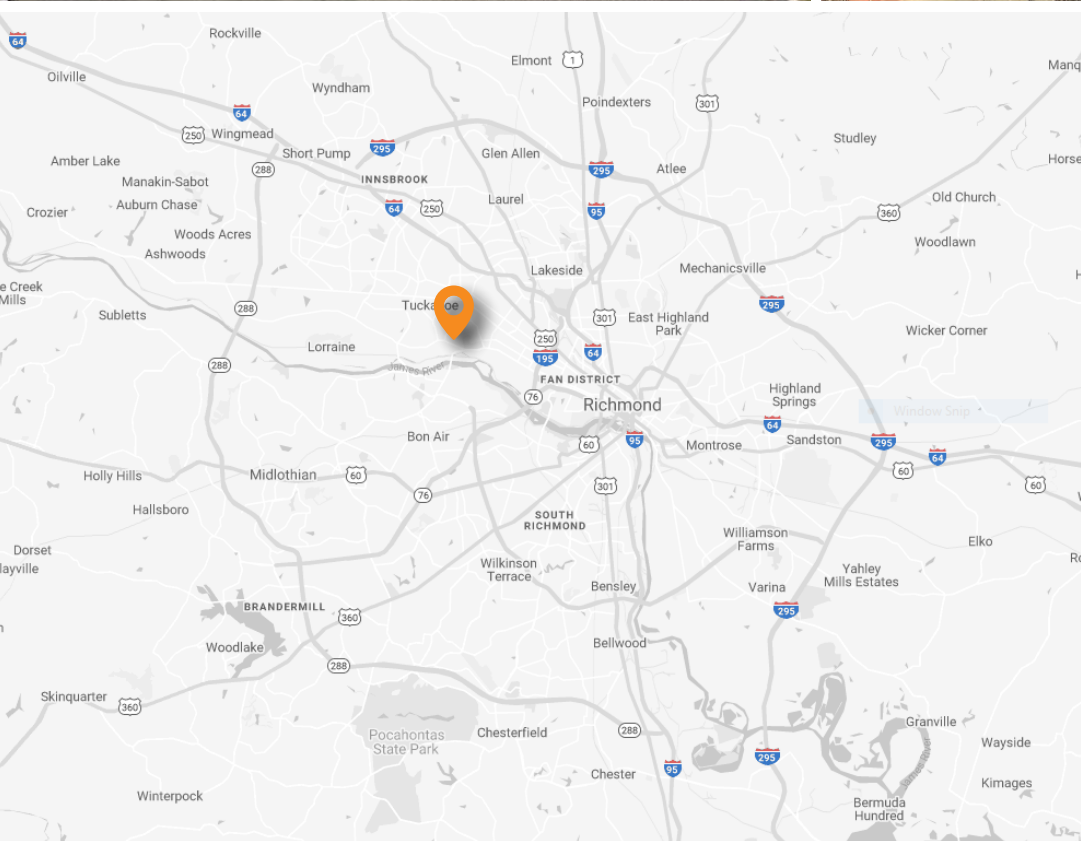


| #  | TENANT  | SF    |
|----|---|-------|
| 1  | Janney Montgomery Scott<br>Financial Services |       |
| 2a | OVME  |       |
| 2b | AVAILABLE                                     | 2,360 |
| 3  | Talbots Women                                 |       |
| 4  | Salon Van De                                  |       |
| 5  | Orvis   |       |
| 5a | Yves Delorme                                  |       |
| 6  | Pure Barre                                    |       |
| 7  | Scout & Molly's                               |       |
| 8  | Lilly Pulitzer                                |       |
| 9  | Frances Kahn                                  |       |
| 10 | Mosaic  |       |
| 11 | The Kellogg Collection                        |       |
| 12 | Talbots                                       |       |
| 13 | Azzuro  |       |
| 14 | Starbucks                                     |       |





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## Contact us:

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[peter.vick@colliers.com](mailto:peter.vick@colliers.com)

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