



SHOPPING CENTER FOR LEASE

# RIDGE SHOPPING CENTER

1523 NORTH PARHAM ROAD, HENRICO, VA 23229



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

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## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Available: 1,200 - 4,876 SF
- 101,394 SF Fresh Market anchored shopping center
- Adjacent to Walmart and Regency mixed-use redevelopment
- Shared intersection with 2 million SF Regency Development
- Strong national and boutique local co-tenancy
- Traffic count: Parham Rd (35,000 VPD) & Quiocassin Rd (16,000 VPD)

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,036	35,558	84,792
Total Population	13,027	87,851	206,201
Average HH Income	\$95,027	\$132,945	\$140,941

### JOIN THESE NATIONAL RETAILERS



### NEIGHBORING NATIONAL RETAILERS



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PROPERTY SUMMARY // 2

LORETTA CATALDI

804.335.0232

LORETTA.CATALDI@DIVARIS.COM

SARA GOODALL

804.977.2110

SGOODALL@DIVARIS.COM

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## SITE PLAN



UNIT	SQ FT	TENANT
1563-67	7,411	Sola Salon
1561	1,200	AVAILABLE
1557	2,400	AVAILABLE
1549	4,800	Village Dance Studio
1547	1,158	Little Ceasars
1545	1,200	AVAILABLE
1543	2,400	AVAILABLE
1541	1,200	Sweet Frog
1539	1,200	Lustre by Adolf
1537	2,400	Club Pilates
1533	800	Vacuum City
1531	1,600	Gamestop
1529	4,324	Chick-Fil-A
1527	21,437	Fresh Market
1525-B	3,052	Regal Nails & Spa
1523	4,800	Banner's Hallmark Shop
1521	3,600	VA ABC
1519	6,000	Pet Supplies Plus
1517-D	4,800	Tiffany's Bridal Shop
1517-C	4,800	AVAILABLE
1517-B	4,800	Los Panchos
1517-A	3,600	Sherwin Williams
1515	3,000	Hand & Stone Massage
1513	1,513	Tropical Smoothie
1511	1,500	AVAILABLE
1507	2,400	AVAILABLE
1505	1,575	Fluff and Buff
1501	1,837	Hangry Joe's

N PARHAM ROAD - 35,000 VPD



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MARKET AERIAL



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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,027	87,851	206,201
Average Age	39	40	41
Average Age (Male)	37	39	40
Average Age (Female)	40	41	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,036	35,558	84,792
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$95,027	\$132,945	\$140,941
Average House Value	\$390,645	\$482,704	\$503,752

Demographics data derived from AlphaMap

