



*Parcel #1
0.305 AC*

*Parcel #2
0.162 AC*

**Pad Sites
Available**
3416-3470 Lauderdale Dr.,
Henrico, VA

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About the Property

The Shops at Wellesley is located on Lauderdale Drive in Richmond's most dominant, high income retail submarket. Less than a mile from the 1.4 million square foot Short Pump Town Center.

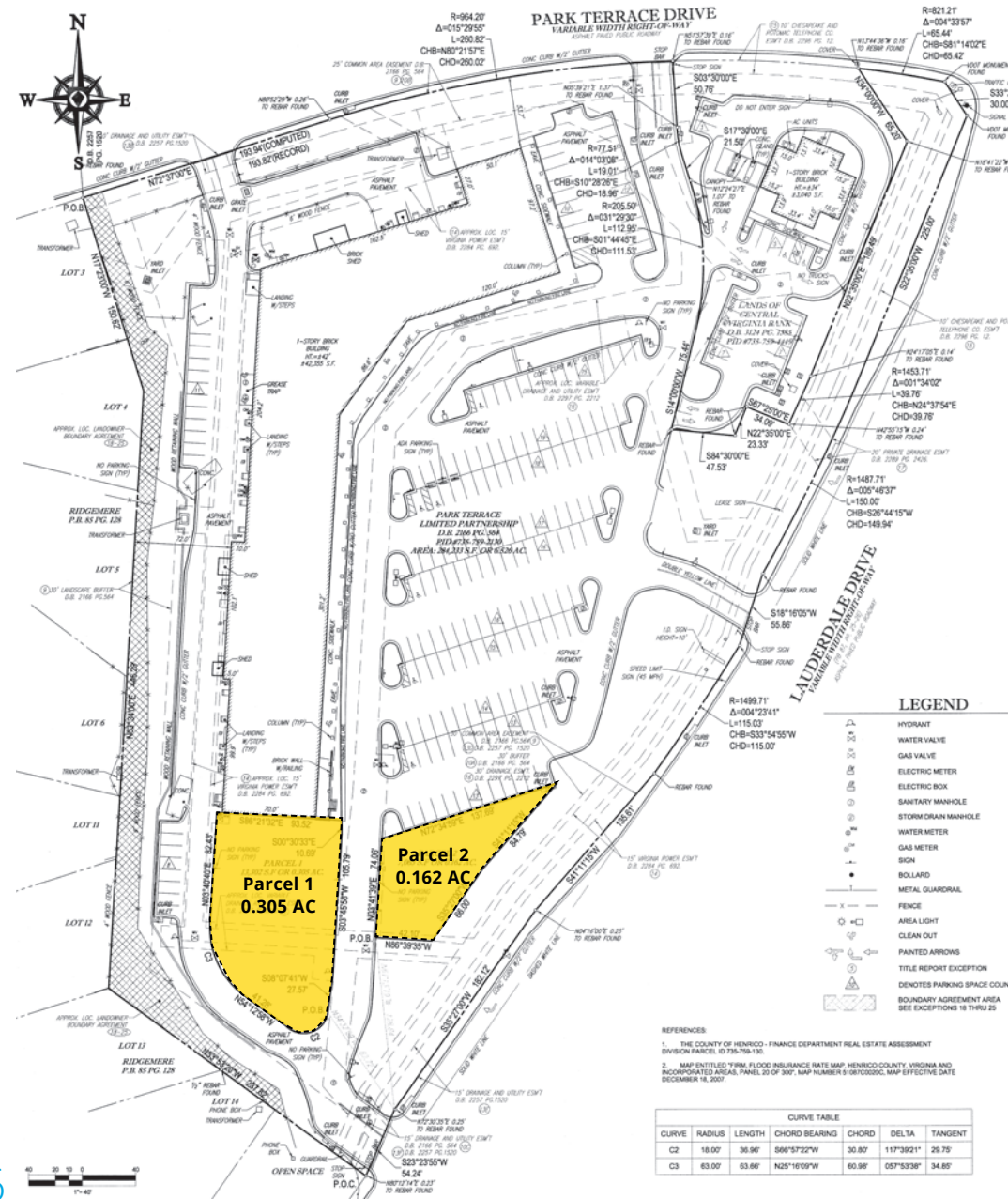
- Located in the heart of Short Pump's retail corridor
- Easily accessible due to the close proximity of major highways: Route 288, I-64, I-95, I-295
- Signalized intersection on Park Terrace Dr and Lauderdale Dr
- Ample parking and pylon signage available

Offering Summary

Available	2 retail outparcels available
	<ul style="list-style-type: none"> • Parcel #1: 0.305 AC • Parcel #2: 0.162 AC
Traffic Counts	10,000 ADT on Lauderdale Dr. 70,000 ADT on W Broad St.

Demographics

	2023 population		Daytime population		2023 Average Household Income		2022 Total Households
	12,482		10,633		\$177,449		4,481
(1 miles)	63,783	(1 miles)	76,272	(1 miles)	\$170,852	(1 miles)	24,755
(3 miles)	141,525	(3 miles)	151,447	(3 miles)	\$155,383	(3 miles)	55,826
(5 miles)		(5 miles)		(5 miles)		(5 miles)	



Shops at Wellesley



Tenant

4	VIP Cleaners
5	AVAILABLE
6	Corner Barre
7	Edward Jones
8	Salon Blue
9	Hanover Pediatrics
11	Hibachi House
12	Zoom Room
12A	Montessori Kids Universe
13	Relax Nails
14	AVAILABLE
15	Allstate
16	Short Pump Orthodontics
17	The Exercise Coach
18a	Vinny's Italian Grill
18b	Wellesley Animal Hospital
19	Mueller Dentistry
20	Thai Won On
21	Redemption BBQ
22	Brunches

#1 Available Parcel

#2 Available Parcel

Shops at Wellesley



Shops at Wellesley

West Broad Marketplace

Short Pump Town Center

Parc Place

Best Buy

Innsbrook Office Park

Gateway West

Hampton Inn

The Corner at Short Pump

Short Pump Crossing

Short Pump Village

Brookhollow

West Broad Village

Colonnades West

Shoppes at Twin Oaks

Short Pump Station

Lauderdale Square

Contact us:

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