



THALHIMER

FOR SALE
Sam's Club Outlot
9440 W Broad Street
Henrico, VA 23294

+/-0.45 ACRE PARCEL AVAILABLE *



For more information, contact:

CONNIE JORDAN NIELSEN
Senior Vice President
804 697 3569
connie.nielsen@thalhimer.com

ALICIA BROWN
First Vice President
804 697 3483
alicia.brown@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

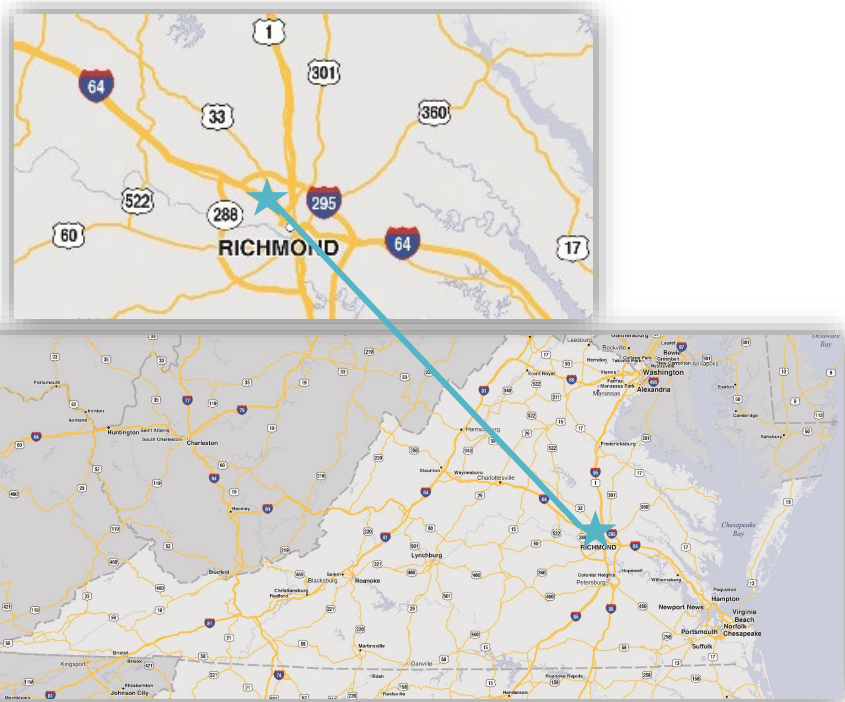
** The proposed outlot area herein is not to be considered an accurate representation of any kind by Sam's Club, its affiliates, employees, agents or sub-agents and is subject to change or revocation. Any transaction is subject to Sam's Club approval and the parties' subsequent execution of a mutually acceptable Agreement of Sale.*

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2022. No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

| | |
|-----------------|----------------------------|
| County | Henrico |
| Zoning | B-2 |
| Lot Size | Approximately 0.45 Acres * |

| Demographics | | | |
|-------------------|----------|----------|-----------|
| | 1 Mile | 3 Miles | 5 Miles |
| Population | 16,619 | 88,559 | 207,305 |
| No. of Households | 7,634 | 37,275 | 83,546 |
| Avg. HH Income | \$74,867 | \$88,576 | \$104,650 |
| Employees | 8,387 | 61,873 | 123,656 |



- Anchored by Sam's Club, Lowe's and Kroger
- Co-tenancy with Batteries Plus, Mattress Warehouse, Taco Bell and Auto Zone
- Excellent visibility to West Broad Street
- Easy access to signalized Sam's Club entrance
- 39,000 VPD in front of site
- Commercial Zoning