

FOR LEASE

PARC PLACE AT SHORT PUMP

11740 W Broad St | Glen Allen, VA 23233



S.L. NUSBAUM
REALTY CO.

ONE UNIT LEFT!

SITE



Short
PUMP
TOWN CENTER

**#1 Mall in
Central VA**

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PROUD PARTNER

XTEAM

RETAIL ADVISORS

PROPERTY SUMMARY

PARC PLACE AT SHORT PUMP

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OFFERING SUMMARY

Lease Rate:	Call Agent
Available SF:	2,439 SF
Year Built:	2005
Zoning	B-3
Building Size	89,030 SF

PROPERTY OVERVIEW

Join Parc Place, a shopping center shadow anchoring Short Pump Town Center, a 1.4M SF open air mall, with major retailers including PetSmart, Dollar Tree, DXL, Anytime Fitness and Tropical Smoothie Café

PROPERTY HIGHLIGHTS

- Located along the busiest retail corridor in Richmond
- Major renovations complete (new façade and new pylon sign)
- Prime location with high visibility and easy access from major roadways
- Versatile commercial spaces suitable for a wide range of businesses, including retail outlets, restaurants, offices, or service-oriented establishments



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	11,246	73,471	150,227
Daytime Population	17,664	88,169	157,575
Total Households	4,226	27,461	59,350
Average HH Income	\$189,359	\$179,265	\$149,157

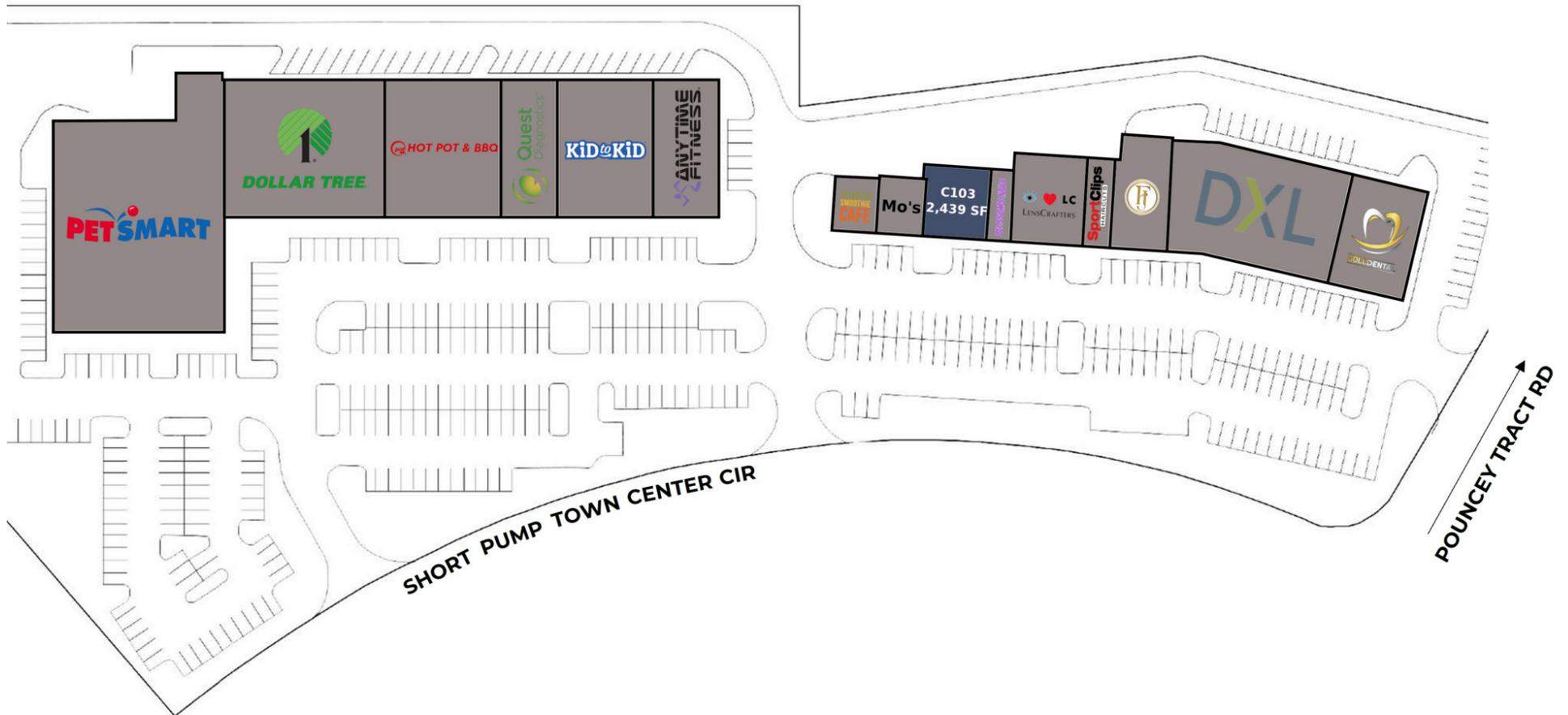
SITE PLAN

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LEGEND

Available

Unavailable

VACANCY OVERVIEW

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,439 SF	Lease Rate:	Call Agent

AVAILABLE SPACES

SUITE	TENANT	SIZE
A100	PetSmart	19,734 SF
B100	Dollar Tree	11,653 SF
B102-103	Hot Pot & BBQ	8,373 SF
B104	Quest Diagnostics	3,865 SF
B105	Kid to Kid	6,828 SF
B106	Anytime Fitness	4,800 SF
C101	Tropical Smoothie Café	1,303 SF
C102	Moe's Vape Shop	1,303 SF
C103	Available	2,439 SF
C105	Blossom Nails	893 SF
C106	Lens Crafters	3,288 SF
C107	SportClips	1,264 SF
C108	Fox Jewelers	2,559 SF
C109	Destination XL	10,126 SF
C112	Richmond Dental Center at Short Pump	4,540 SF

UNIT C103

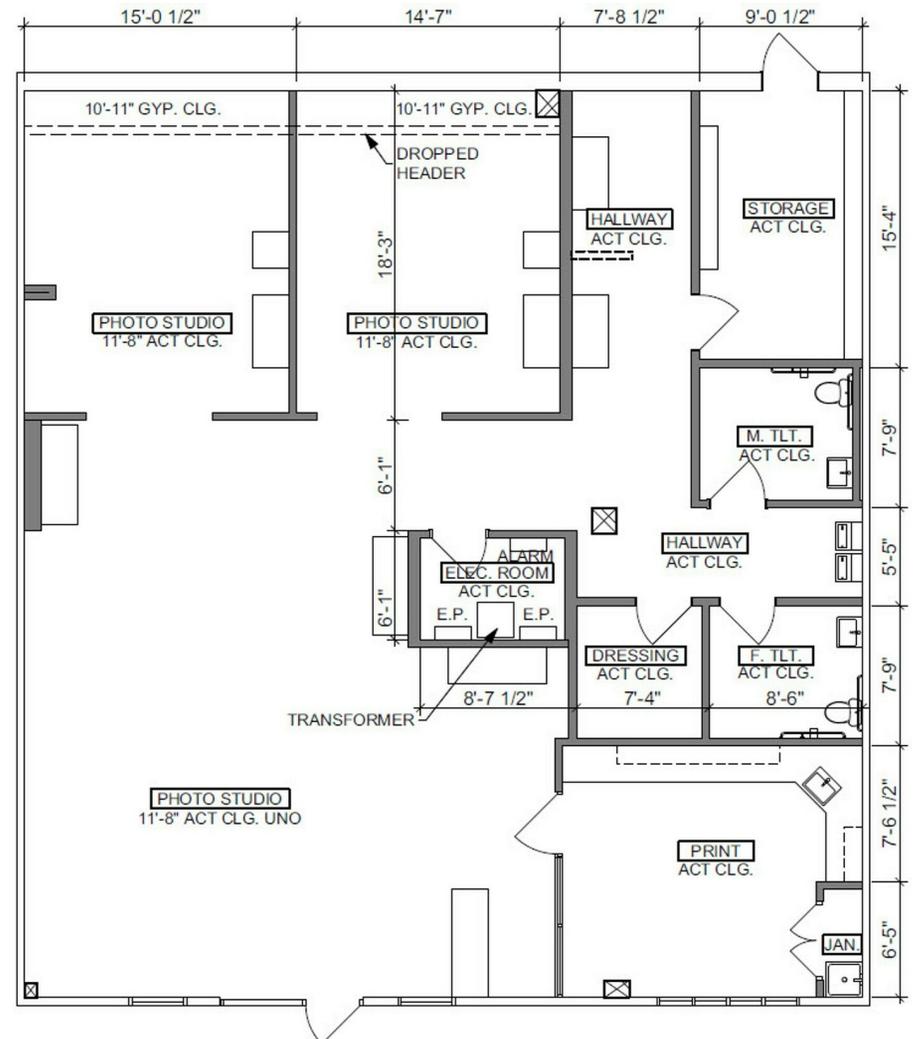
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FLOOR PLAN LEGEND

- EXISTING WALLS:**
- EXISTING DEMISING WALL
 - EXISTING WALL TO DECK/CEILING
 - NAME ROOM MARKER

PROPOSED DEVELOPMENT

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SITE

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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