



SHOPPING CENTER FOR LEASE

PARHAM PLAZA

1504 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: 10,812 SF
- 178,488 SF Walmart anchored shopping center
- Prominent pylon signage available
- Strong national co-tenancy
- Directly across from 2 million SF Regency mixed-use development
- Traffic count: Quiocassin Rd (16,000 VPD) & Parham Rd (35,000 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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SITE PLAN

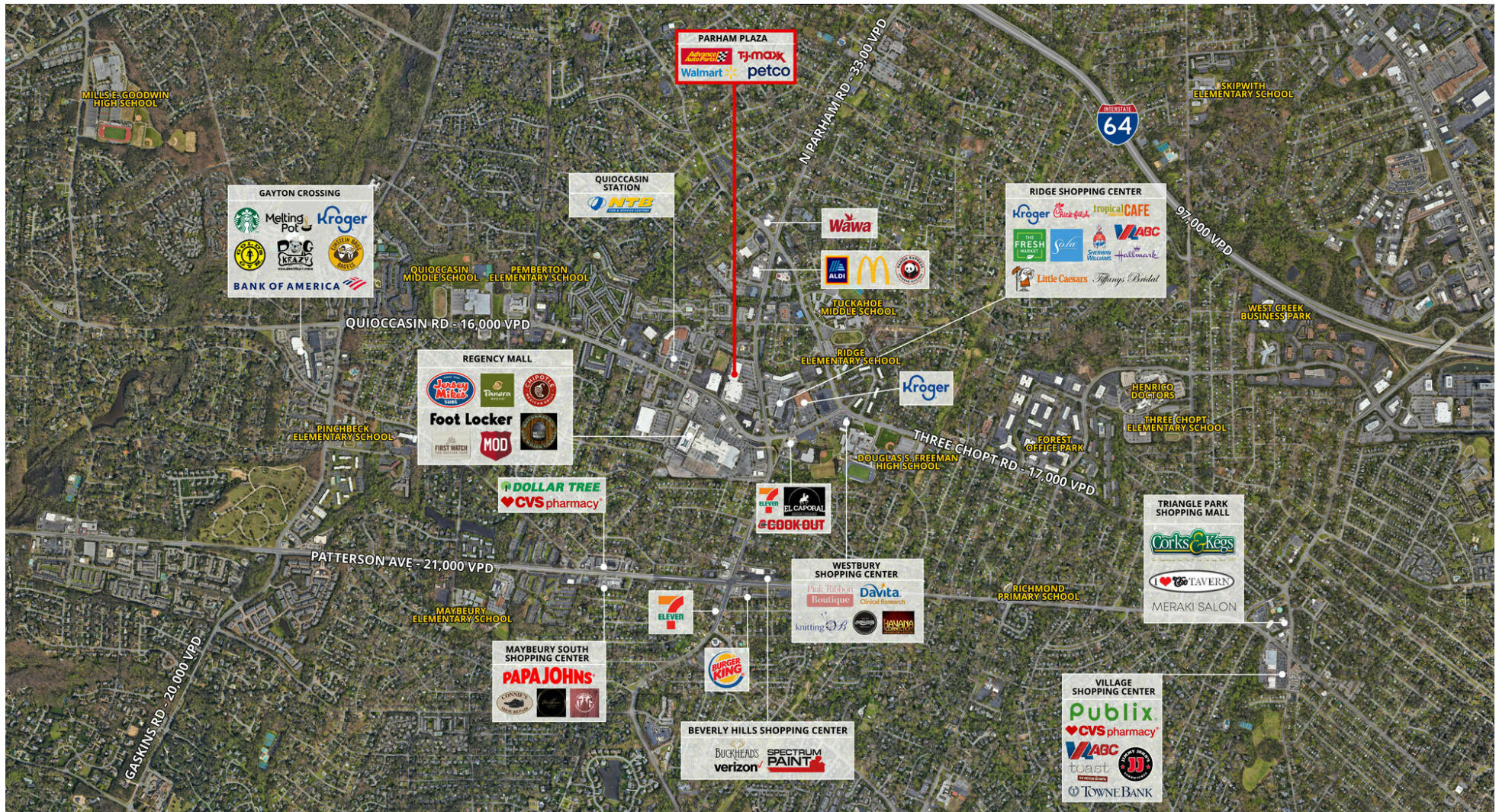


UNIT	SQ FT	TENANT
1504	116,425	Walmart
1518	10,812	AVAILABLE
1520	13,386	Petco
1530	21,089	TJMaxx
1532	9,736	Advance Auto Parts

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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

