

GAYTON CROSSING

9782 Gayton Road | Richmond, VA 23238

RETAIL FOR LEASE



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PROPERTY FEATURES

- Grocery anchored shopping center in the heart of the West End
- New ownership
- 2nd generation restaurant spaces available with patio opportunity
- Surrounded by strong residential population
- Easy access to I-64, VA-250 and Patterson Avenue
- Abundant, convenient parking
- New pylon signage available!

NEARBY TENANTS & RETAILERS



LES CRÊPES



JOS. A. BANK



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DEMOGRAPHICS



2 MILE AVG. HH INCOME

\$149,840



10 MINUTE POPULATION

115,180



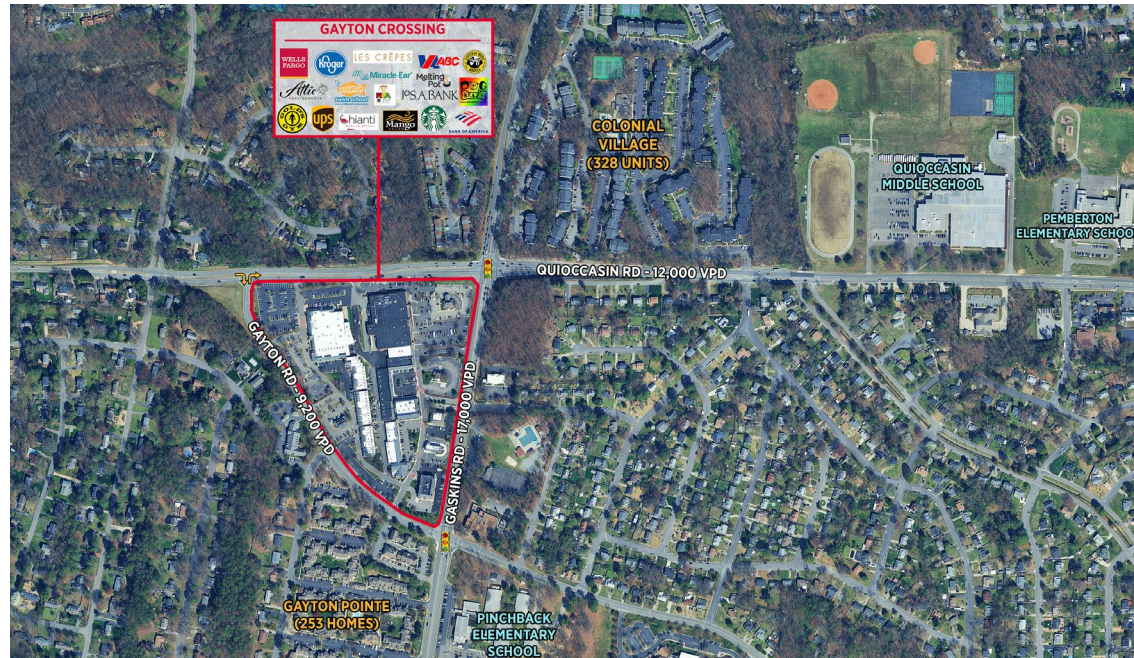
3 MILE: COLLEGE DEGREE+

59.8 %



VEHICLES PER DAY
GASKINS ROAD

17,000



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,579	83,171	183,458
Daytime Population	8,412	90,148	260,320
Households	5,517	34,779	75,184
Average HH Income	\$111,293	\$154,706	\$159,878

TRAFFIC COUNTS

Gaskins Road	17,000 VPD
Quioccasin Road	12,000 VPD
Gayton Road	9,200 VPD
Patterson Avenue	26,000 VPD

SITE PLAN



Suite	Tenant	Area (SF)
1300	AVAILABLE	4,150
1300B	Mango Hair Salon	
1302	Jos A. Bank	
1304	Chianti Italian Restaurant	
1306A	AVAILABLE	822
1306B	AVAILABLE	541
1306C	STW Group	
1306D	Melting Pot	
1308	Les Crepes	
1309	The Verdant Lady	
1312	Kidstrong	
1314	Starbucks	
1316	Artist Alley	
1318	Graze Craze	
1320	T Ann Nails	
1322	RVA Naturals	
1324	Gayton Foot and Back Center	
1326	Cottage Lane	
1328	Appliance Contract Sales	
1340	Select Physical Therapy	
1344	George's Alterations	
1348	The Attic	
1350	AVAILABLE	1,750
1352	Dog Krazy	
1354	AVAILABLE	6,000
1358	Edward D Jones	
1360	Yardbirds	
1362	Deluca Gelato	
1364	AVAILABLE	2,200
1366	The Smoothie Spot	
1368	Einstein Bros Bagels	
1370	Virginia ABC Store	
1372	Bank of America	
9700	AVAILABLE	2,507
9702	The UPS Store	
9704	Melting Pot	
9720	Brass Monkey	
9722	Taste of Brazil	
9726	Whole Heart Space	
9730	AVAILABLE	1,200
9732	Skinfluence	
9734	AVAILABLE	2,197
9738	Miracle Ear	
9740	AVAILABLE	976
9742	RVA Pizza	
9748	AVAILABLE	896
9750	The Santa Spot	
9752	Cove Collective	
9754-9758	AVAILABLE	3,480
9764	Richmond Integrative Vet	
9768	Richmond Integrative Vet	
9770	AVAILABLE	2,523
9778	Chiro One Wellness Center	
9780	Point & Flex Pilates	
9782A	Gold's Gym	
9782B	Goldfish Swim School	

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An aerial photograph of the Gayton Crossing area in Charlotte, North Carolina. The map highlights several key locations: Mills E. Godwin High School at the top; Tuckahoe Village Shopping Center on the left; Canterbury Shopping Center below it; Gayton Pointe (253 homes) and Colonial Village (328 units) in the center, both outlined in red; Pinchback Elementary School and Maybey Elementary School nearby; Quiggcasin Middle School and Pemberton Elementary School to the right; Ridge Elementary School further east; and Douglass S. Freeman High School at the bottom right. Major roads are labeled with their average daily traffic volume (VPD): Gayton Rd (~9,200 VPD), Patterson Ave (~26,000 VPD), Gasline Rd (~7,700 VPD), and Quiggcasin Rd (~12,000 VPD). Numerous commercial logos are overlaid on the map, including Kroger, Wells Fargo, Les Crêpes, ABC, Miralife Ear, JPS Bank, UPS, hianti, Mango, Starbucks, Bank of America, CVS, B's, GameStop, Tropical CAFE, SweetFrog, Verizon, Dunkin', and many others. A small inset box at the top center lists more businesses like Allie's, Golden's, and Melting Pot. The map also shows various parks, sports fields, and residential neighborhoods.

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Parcel on hard corner at
signalized intersection



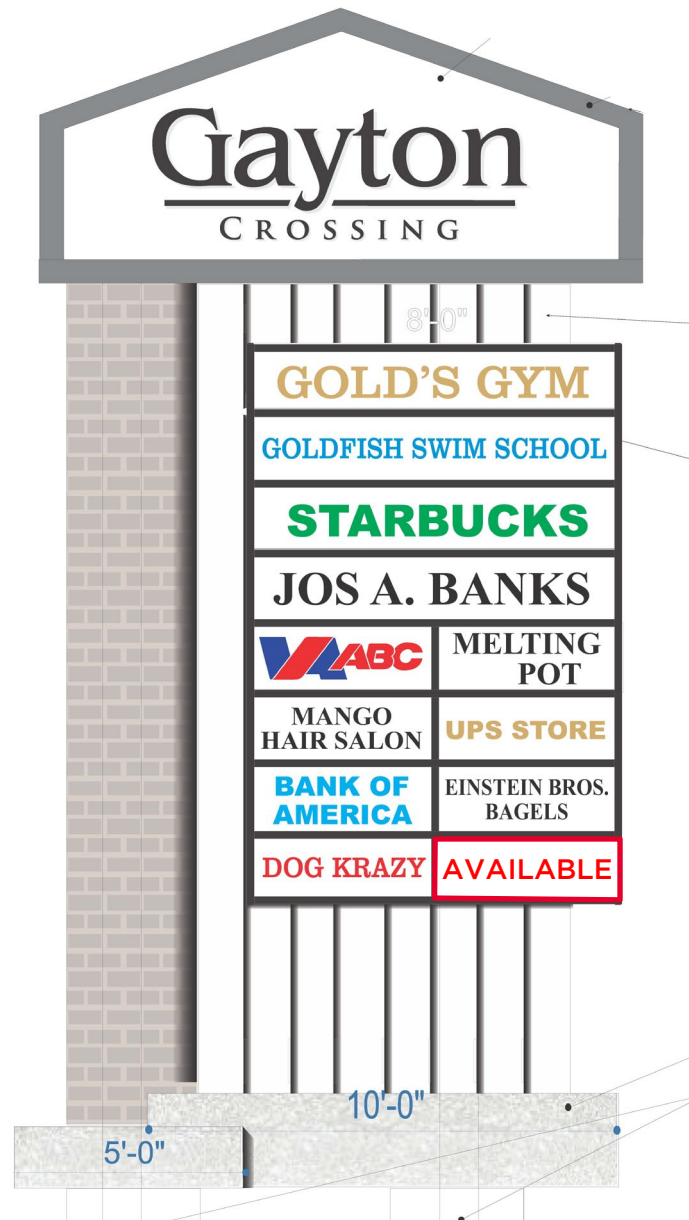
Second generation restaurant
space available with patio. Great
visibility on Gaskins Rd.



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NEW PYLON SIGNAGE



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