

# FOR LEASE

PARC PLACE AT SHORT PUMP

11740 W Broad St | Glen Allen, VA 23233



S.L. NUSBAUM  
REALTY CO.



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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:	800 - 3,865 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

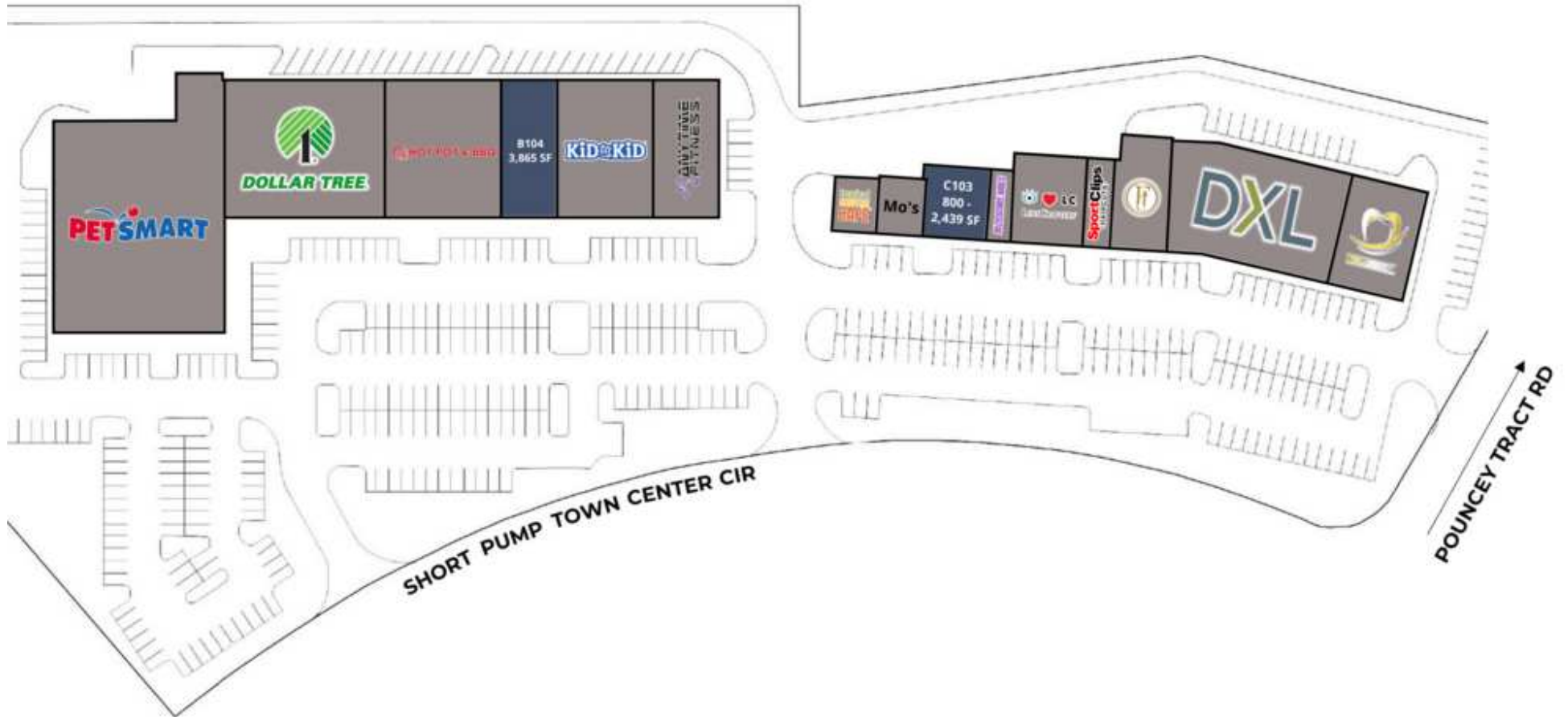
# SITE PLAN

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## LEGEND

Available

Unavailable

# VACANCY OVERVIEW

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	800 - 3,865 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	Available	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	800 - 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

# AVAILABLE UNITS

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AVAILABLE  
UNIT B104 - 3,865 SF



AVAILABLE  
UNIT C103 - 800 - 2,439 SF

# AREA RETAIL

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# PROPOSED DEVELOPMENT

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# CONTACT INFORMATION

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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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