



LEXINGTON COMMONS

10156 - 10192 WEST BROAD STREET | GLEN ALLEN, VA 23060

FEATURES

- **1,200 & 1,648 SF Retail spaces for Lease (Units 4 & 5).**
- Join our newest tenant: **Nash & Smashed!**
- Direct frontage on West Broad Street with signalized access.
- Over 49,000 vehicles per day.
- Less than a mile away from Innsbrook Corporate Center.
- Bustling daytime population.
- Direct access to I-64.

SPACE TYPE	Retail Spaces
AVAILABLE SPACE	1,200 & 1,648 SF
LEASE RATE	\$30.00 + \$7.66 NNN

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	8,682	90,775	194,478
Avg HH Income	\$120,556	\$115,913	\$117,806
Daytime Employment	15,499	52,428	102,564
Traffic Count	39,675 VPD on W. Broad & Gaskins 42,648 VPD on W. Broad & Deep Rock		

AVAILABLE

Taylor Long
PROPERTIES
 Commercial Real Estate

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SITE PLAN



RETAIL INFORMATION

Space #	Tenant	SF
1	Pho Saigon	1,908 SF
2	Al-Medinah Restaurant	1,200 SF
3	Big Chile	2,008 SF
4	AVAILABLE	1,648 SF
5	AVAILABLE	1,200 SF
6	Nash & Smashed	1,655 SF
7	Hillary's Nails-Spa	1,511 SF
8	Bocata Arepa Bar	1,520 SF
9	Ariya Family Chiropractic	1,400 SF
10	Chanello's Pizza	1,400 SF
11	Hibachi Ninja	1,400 SF
12	Pediatric Tooth Journeys	1,400 SF
13-14	Halal Market & Grocery	2,780 SF
15	Kulture Gaskins	827 SF



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AERIAL / PHOTOS

