

MERCHANT'S WALK

7502 West Broad Street, Richmond, VA 23294

RETAIL SPACE FOR LEASE

37.617790, -77.522583

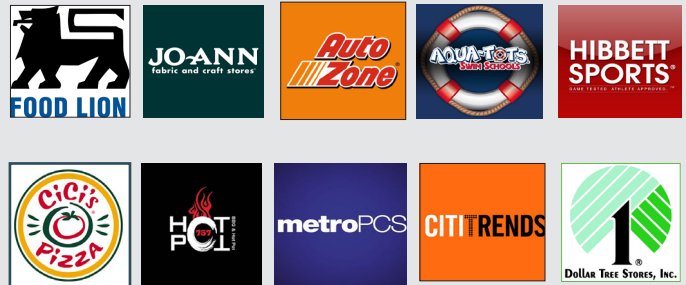


SIZE : 219,972 SF

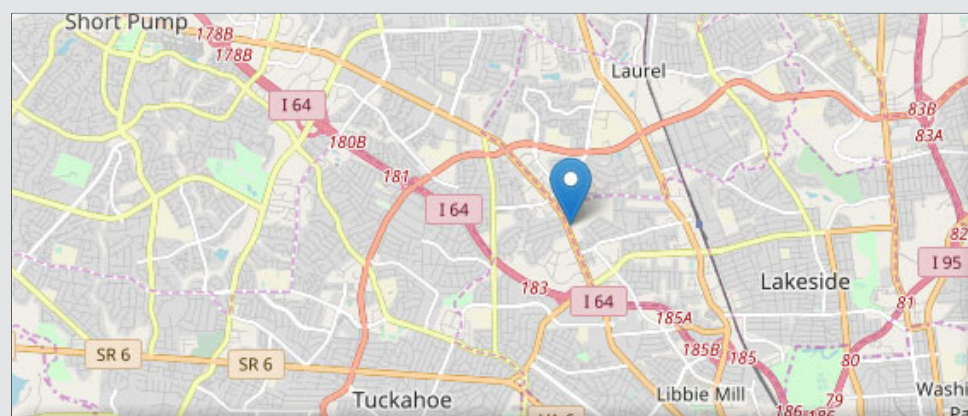
PROPERTY FEATURES

- 1,368 - 3,083 SF available for lease
- Multi-Anchor Food Lion center complemented by an exceptional merchandising mix in a prime location along Richmond's foremost commercial corridor – West Broad Street (Route 250)
- Located along a dominant retail corridor in one of the nation's healthiest regional economies
- Close to 100,000 people living within three miles of the Property
- Traffic Counts:
Wistar Road (7,619 VPD) West Broad Street (47,373 VPD)

CO-TENANTS



2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	12,872	95,183	212,774
AVG. HOUSEHOLD INCOME	\$62,909	\$84,775	\$102,505
HOUSEHOLDS	5,316	40,093	92,234



Jonathan Bowden

Cell 804.840.0794

jonathan@newlinkmg.com

www.newlinkmg.com

Sandy Wall

Cell 804.338.3351

sandy.wall@newlinkmg.com

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