

# STUART'S CROSSING PHASE II

1067 Virginia Center Parkway  
Glen Allen, VA 23059

UP TO 7,000 SF WITH OUTSIDE DINING PLANNED | RETAIL FOR LEASE



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## PROPERTY FEATURES

- PHASE II OF DEVELOPMENT NOW PRE-LEASING
- UP TO 7,000 SF WITH OUTSIDE PATIO
- Dynamic location in regional dining and shopping district
- Great access from signalized intersection along Brook Road and Virginia Center Parkway
- Phase I includes Starbucks, Verizon, Sherwin Williams & Five Guys
- Located just north of I-295 interchange
- 38,000 VPD - Brook Road

Join Nearby Retailers



**FIVE GUYS** **verizon**  
BURGERS and FRIES

**Panera**  
BREAD



**w** **CAVA**



**DICK'S**  
SPORTING GOODS

**TARGET**

**Michaels**  
Where Creativity Happens™

**HomeGoods**

**BEST BUY**



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**PRELIMINARY** SITE PLAN

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**HENRICO SPORTS & EVENT CENTER**



- 185,000 SF [basketball, volleyball, etc.]
- 115,000 sf of Event Space
- Convocation seating for 4,500+
- 12 basketball courts/24 volleyball courts

**VIRGINIA CENTER STATION**



- palm beach tan
- DOMOISHI
- FIREHOUSE SUBS
- SportClips (HAIRCUTS)
- Walgreens
- HAND & STONE (MASSAGE AND FACIAL SPA)

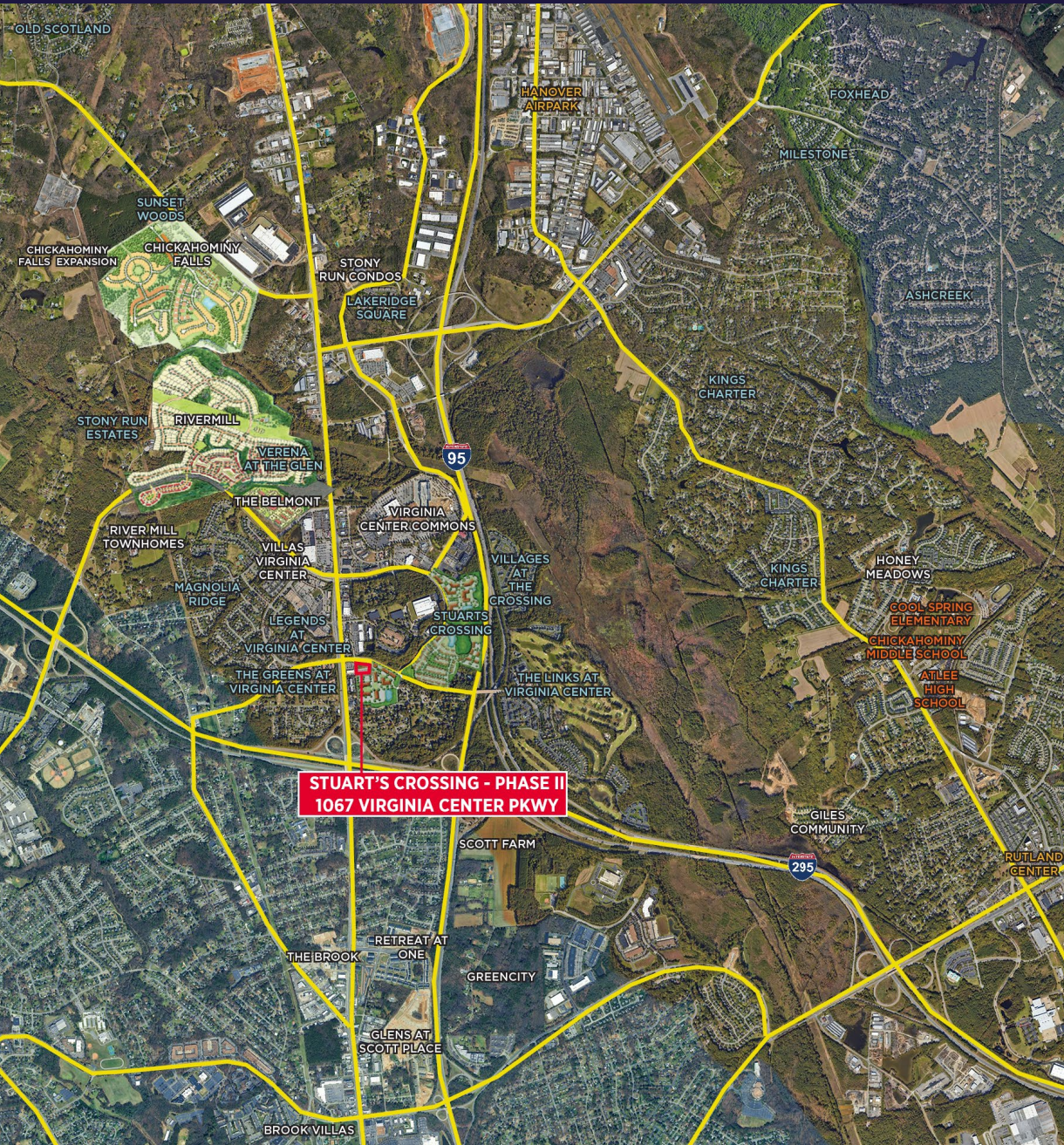
**STUART'S CROSSING**



- SHERWIN-WILLIAMS
- FIVE GUYS BURGERS and FRIES
- Starbucks
- verizon

# STUART'S CROSSING PHASE II

## RESIDENTIAL GROWTH



Development Name	Total # of Units	Apartments	Condos	Townhomes	Single Family	
<b>Existing</b>						
Holly Hill Development					54	
Honey Meadows					125	
River Mill/Stony Run Estates	1560	285		300	450	
Rutland Grove					115	
Stags Leap					114	
Stony Run Condos			171			
<b>Planned</b>						
Chickahominy Falls Expansion	179				179	
<b>Proposed</b>						
Caldwell Park	2347	286		131	115	
GreenCity			440	480	58	
Stuarts Crossing		330		450		
Virginia Center Woodman Road		57				
<b>Under Construction</b>						
Brook Villas		84				
Chickahominy Falls					468	
Cobbs Creek					42	
Colonial Place		279				
Giles Community				122	320	
Giles Community				52	31	
Glens at Scott Place				115		
ReTreat at One					606	
River Mill Townhomes Expansion	4138			57		
Stags Trail			127			
The Belmont at River Mill		275				
The Brook		310				
Virginia Center Commons - Phase I		275		75		
Virginia Center Commons		225	325			
Virginia Center Commons Redevelopment		350				
<b>Total New Residential</b>	<b>8224</b>	<b>2756</b>	<b>1063</b>	<b>852</b>	<b>2677</b>	

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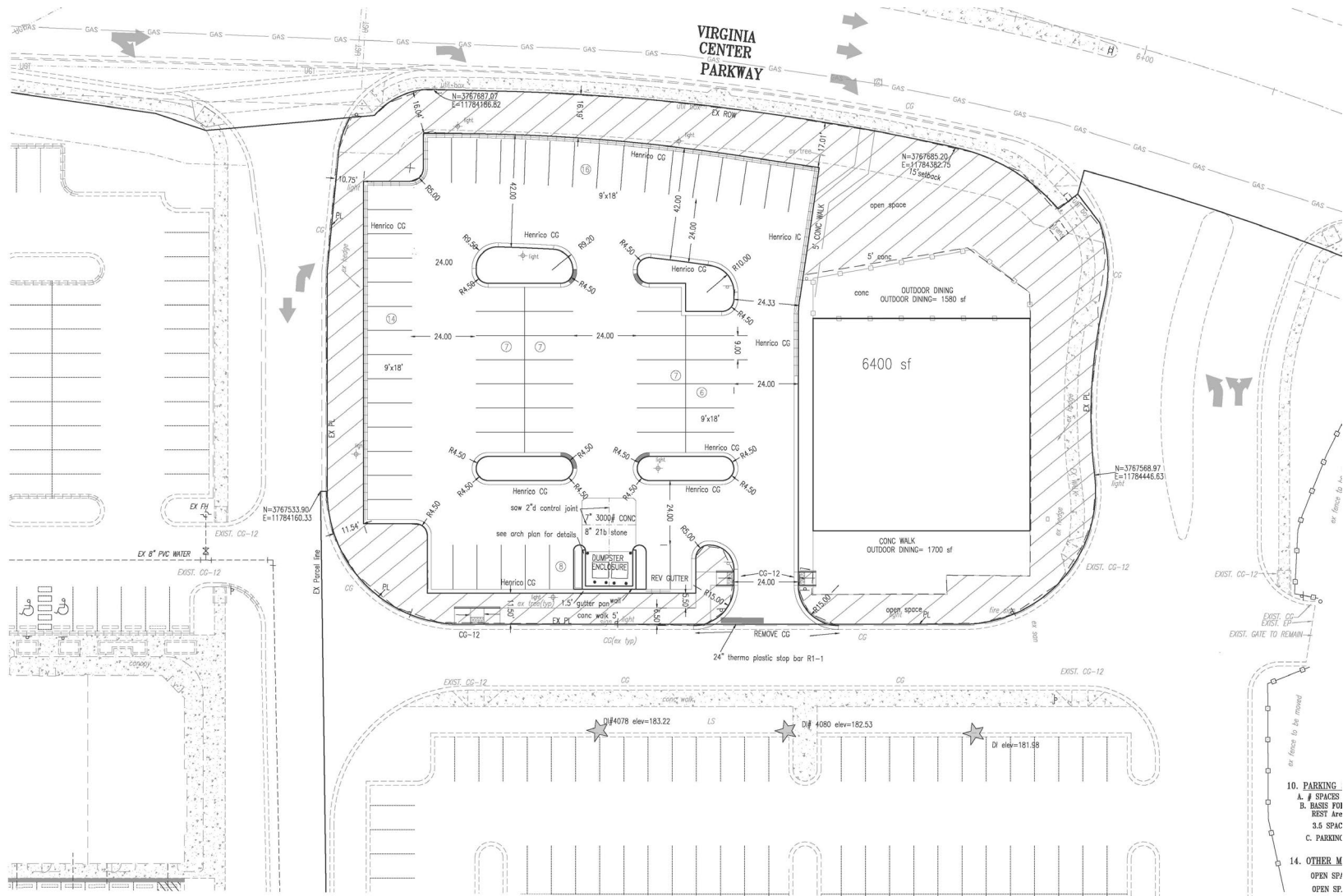


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## SITE PLAN



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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,459	43,273	124,319
No. of Households	2,811	17,331	50,983
Avg. HH Income	\$103,507	\$119,767	\$122,370
Median HH Income	\$86,834	\$97,903	98,664
Employees	3,601	22,386	61,879



**124,319**

5-MILES POPULATION



**50,983**

5-MILES NO. OF HOUSEHOLDS



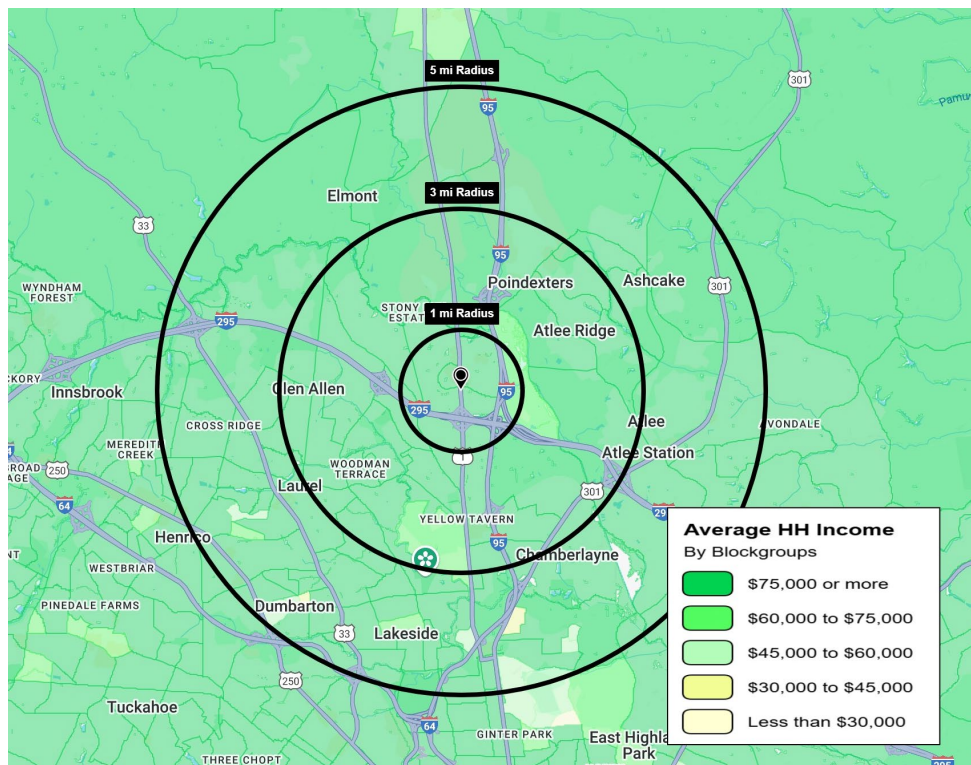
**\$122,370**

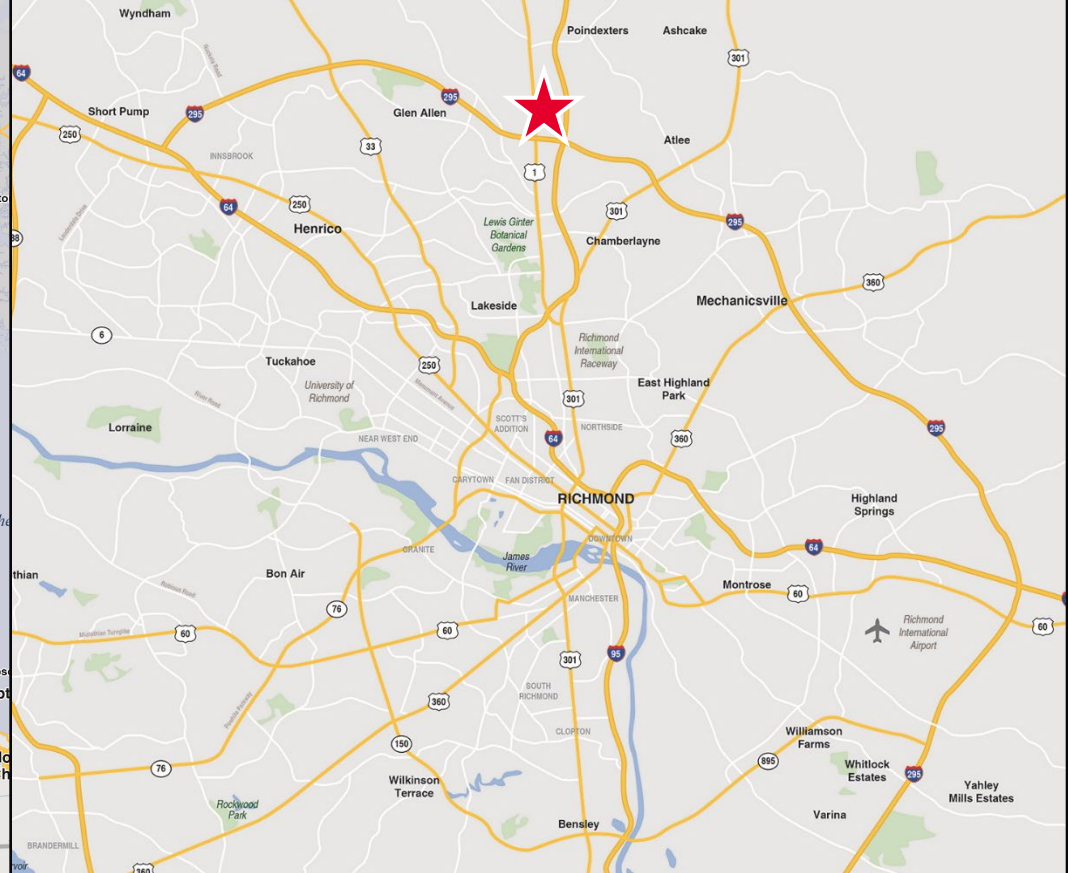
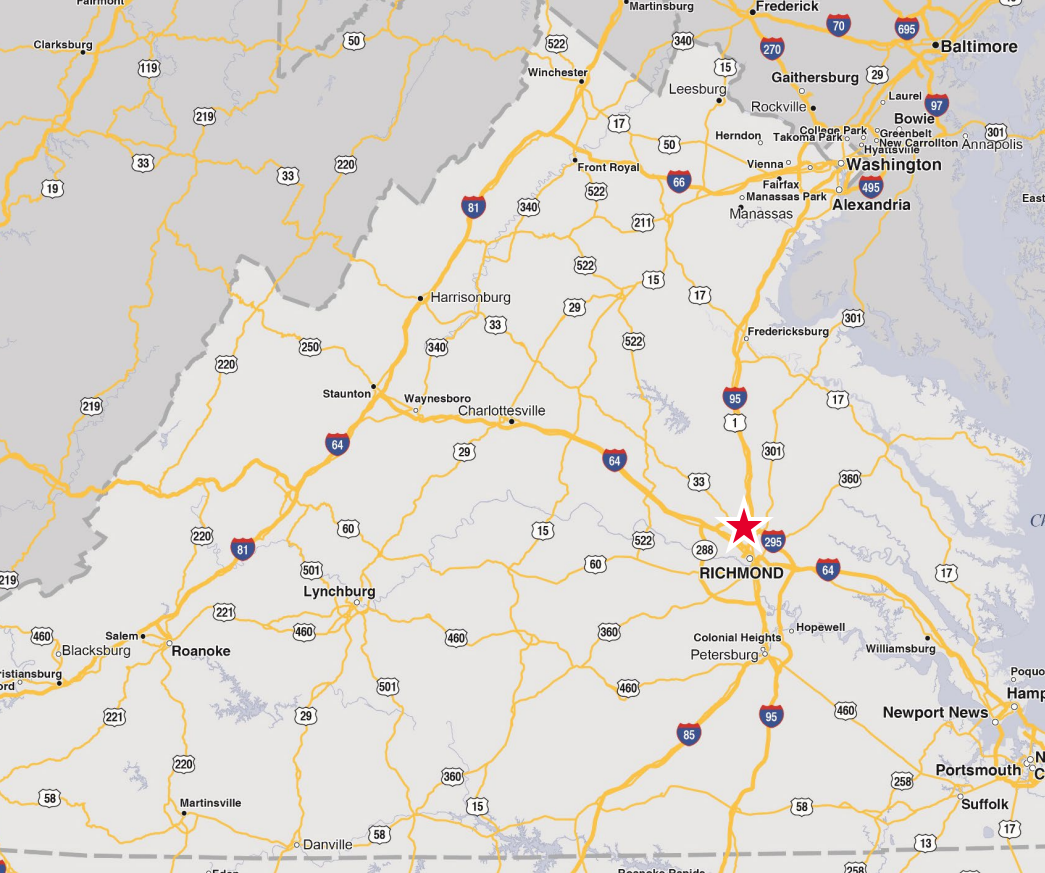
5-MILE AVERAGE HOUSEHOLD INCOME



**61,879**

5-MILES EMPLOYEES





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**For more information, please contact:**

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