



RETAIL PAD SITE

11194 W. BROAD STREET, GLEN ALLEN, VIRGINIA 23060

FEATURES

- Up to 9,000 SF Approved.
- Retail Pad Site for Ground Lease or Build to Suit.
- Join *World Market* and *Best Buy*.
- Directly across from *West Broad Village*.
- B3 Zoning.
- Signalized intersection.
- Direct access to I-64.
- Excellent demographics.
- Close proximity to major residential developments.



SPACE TYPE	Ground Lease or Build to Suit		
AVAILABLE SPACE	Up to 9,000 SF		
ASKING PRICE	\$80,000 per year		
DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population	8,328	88,708	164,667
Avg HH Income	\$144,653	\$132,088	\$119,901
Daytime Employment	9,378	43,178	82,396
Traffic Count	92,173 VPD on W. Broad Street 80,000 VPD on I-64		

* Detailed demographics upon request



SALE/GROUND LEASE
Taylor Long
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