

FOR LEASE

PARC PLACE AT SHORT PUMP

11740 W Broad St | Glen Allen, VA 23233



S.L. NUSBAUM
REALTY CO.

ONE UNIT LEFT!

SITE



SARAH SADLER

Senior Associate

O. 804.533.5390

C. 804.277.6468

ssadler@slnusbaum.com

ANDREW THACKER

Vice President

O. 804.320.7600

C. 804.357.6075

athacker@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner

O. 804.944.2399

C. 804.539.7404

nshor@slnusbaum.com

PROUD PARTNER

XTEAM
RETAIL ADVISORS

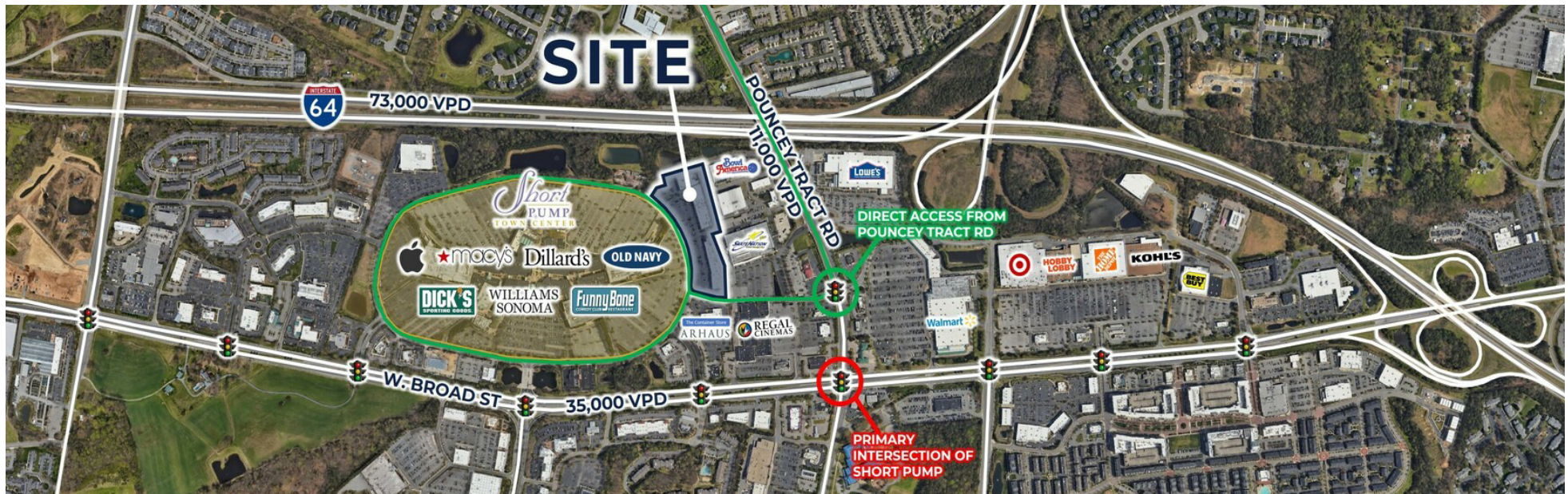
PROPERTY SUMMARY

PARC PLACE AT SHORT PUMP

11740 W Broad St | Glen Allen, VA 23233



S.L. NUSBAUM
REALTY CO.



OFFERING SUMMARY

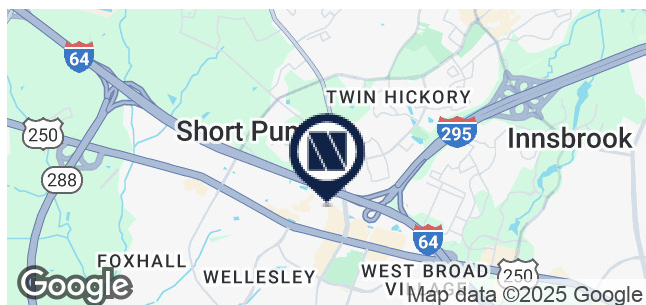
Lease Rate:	Call Agent
Available SF:	800 - 2,439 SF
Year Built:	2005
Zoning	B-3
Building Size	89,030 SF

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

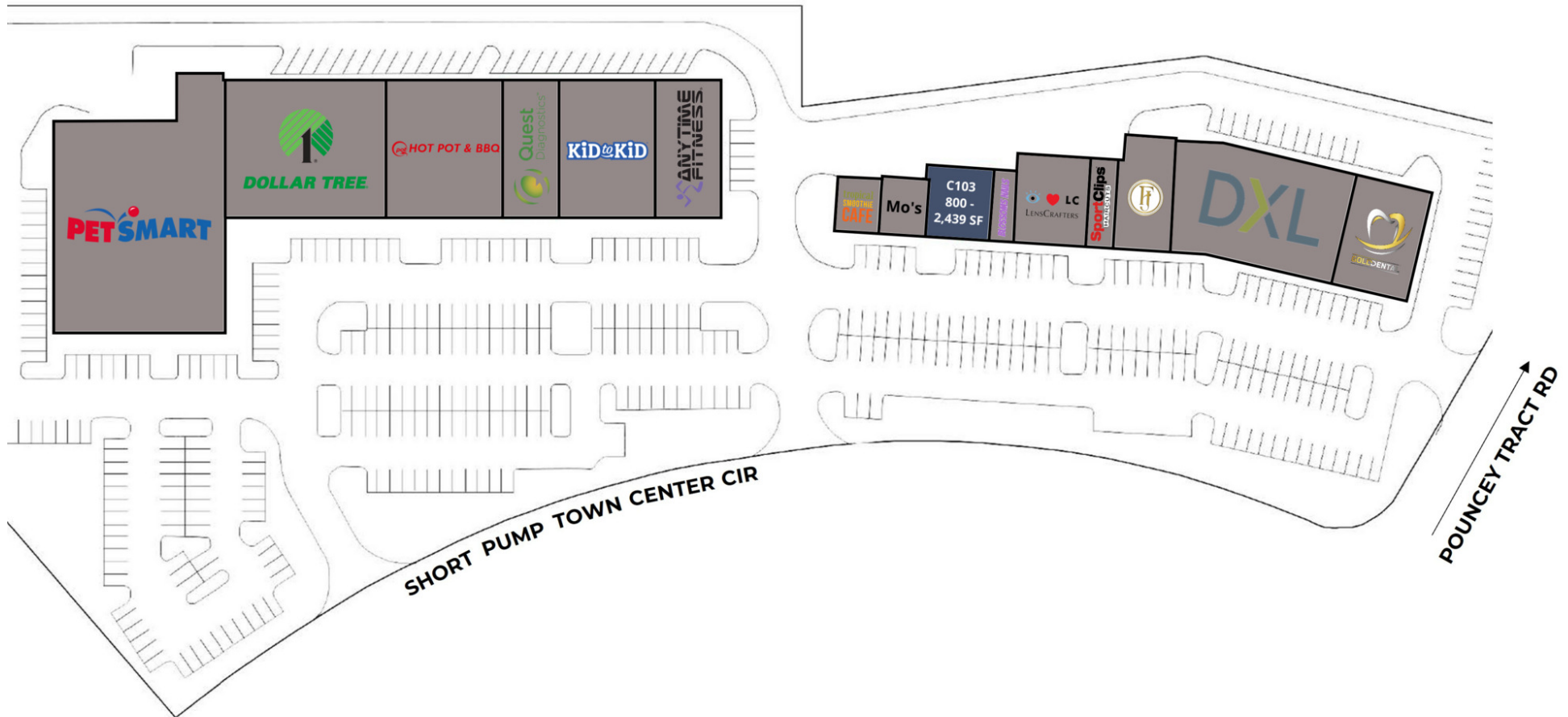
SITE PLAN

PARC PLACE AT SHORT PUMP

11740 W Broad St | Glen Allen, VA 23233



S.L. NUSBAUM
REALTY CO.



LEGEND

Available

Unavailable

VACANCY OVERVIEW

PARC PLACE AT SHORT PUMP

11740 W Broad St | Glen Allen, VA 23233



S.L. NUSBAUM
REALTY CO.

LEASE INFORMATION

Lease Type:	NNN
Total Space:	800 - 2,439 SF

Lease Term:	Negotiable
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	Quest Diagnostics	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

UNIT C103

PARC PLACE AT SHORT PUMP

11740 W Broad St | Glen Allen, VA 23233

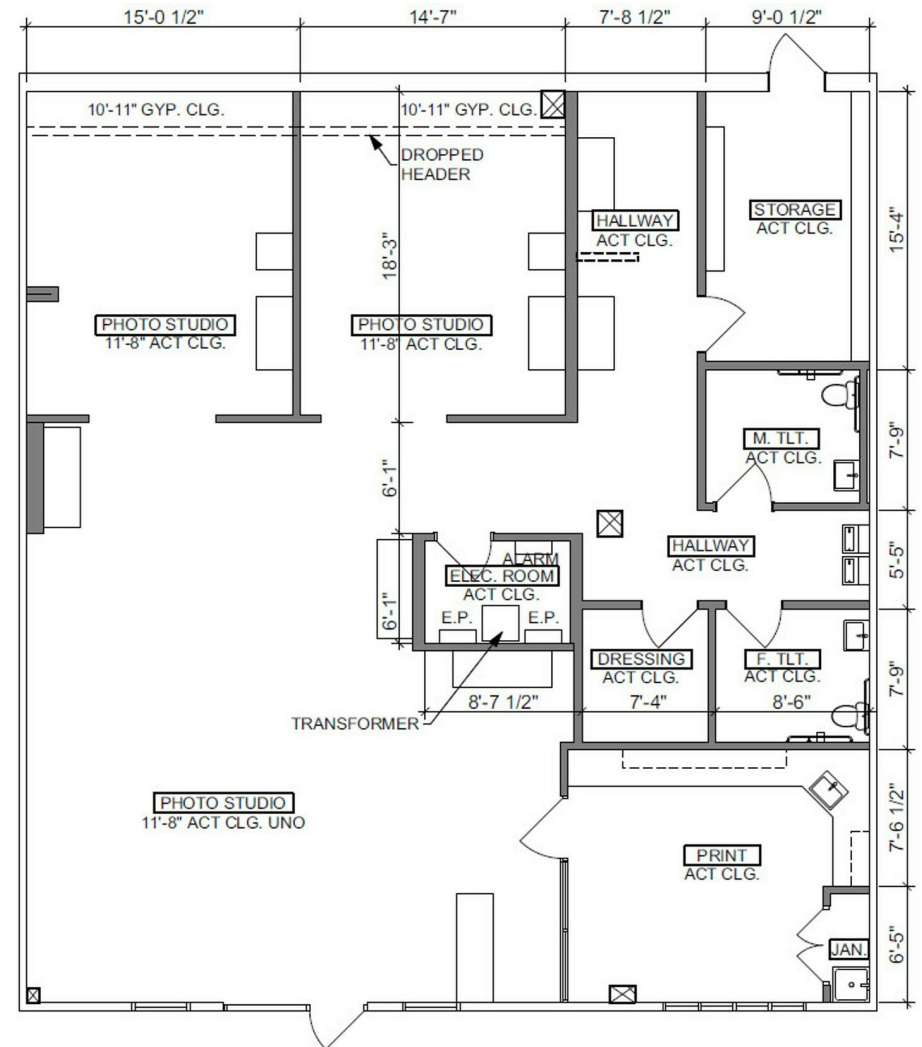


S.L. NUSBAUM

REALTY CO.



AVAILABLE
UNIT C103 – 800 – 2,439 SF



FLOOR PLAN LEGEND

EXISTING WALLS:

- EXISTING DEMISING WALL
- EXISTING WALL TO DECK/CEILING
- NAME ROOM MARKER

AREA RETAIL

PARC PLACE AT SHORT PUMP

11740 W Broad St | Glen Allen, VA 23233



S.L. NUSBAUM

REALTY CO.



PROPOSED DEVELOPMENT

PARC PLACE AT SHORT PUMP

11740 W Broad St | Glen Allen, VA 23233



S.L. NUSBAUM
REALTY CO.



CONTACT INFORMATION

PARC PLACE AT SHORT PUMP

11740 W Broad St | Glen Allen, VA 23233



S.L. NUSBAUM

REALTY CO.

SARAH SADLER

Senior Associate

C. 804.277.6468

O. 804.533.5390

ssadler@slnusbaum.com

ANDREW THACKER

Vice President

C. 804.357.6075

O. 804.320.7600

athacker@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner

C. 804.539.7404

O. 804.944.2399

nshor@slnusbaum.com

SITE

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

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.

CLICK HERE TO LEARN MORE

PROUD PARTNER

XTEAM
RETAIL ADVISORS

CLICK HERE TO LEARN MORE

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question or the property's (or properties') compliance with applicable laws, regulations, and codes.