

# FOR LEASE

## SHORT PUMP CORNER

11561-11577 W Broad Street & Pump Road | Richmond, VA 23233



**S.L. NUSBAUM**  
REALTY CO.



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RETAIL ADVISORS

# PROPERTY SUMMARY

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### OFFERING SUMMARY

Lease Rate:	Call Agent
Building Size:	13,140 SF
Available SF:	1,500 SF
Submarket:	Short Pump

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	11,542	76,202	153,661
Daytime Population	17,933	94,829	164,422
Total Households	4,277	29,105	60,773
Average HH Income	\$192,059	\$172,788	\$152,362

### PROPERTY OVERVIEW

Located between the intersections of Pump Rd & W. Broad St and across from Short Pump Town Center

### PROPERTY HIGHLIGHTS

- Features highly visible, available pylon signage on W. Broad Street
- Over 230 feet of frontage
- W. Broad St: 35,000 VPD & Pump Rd: 8,200 VPD



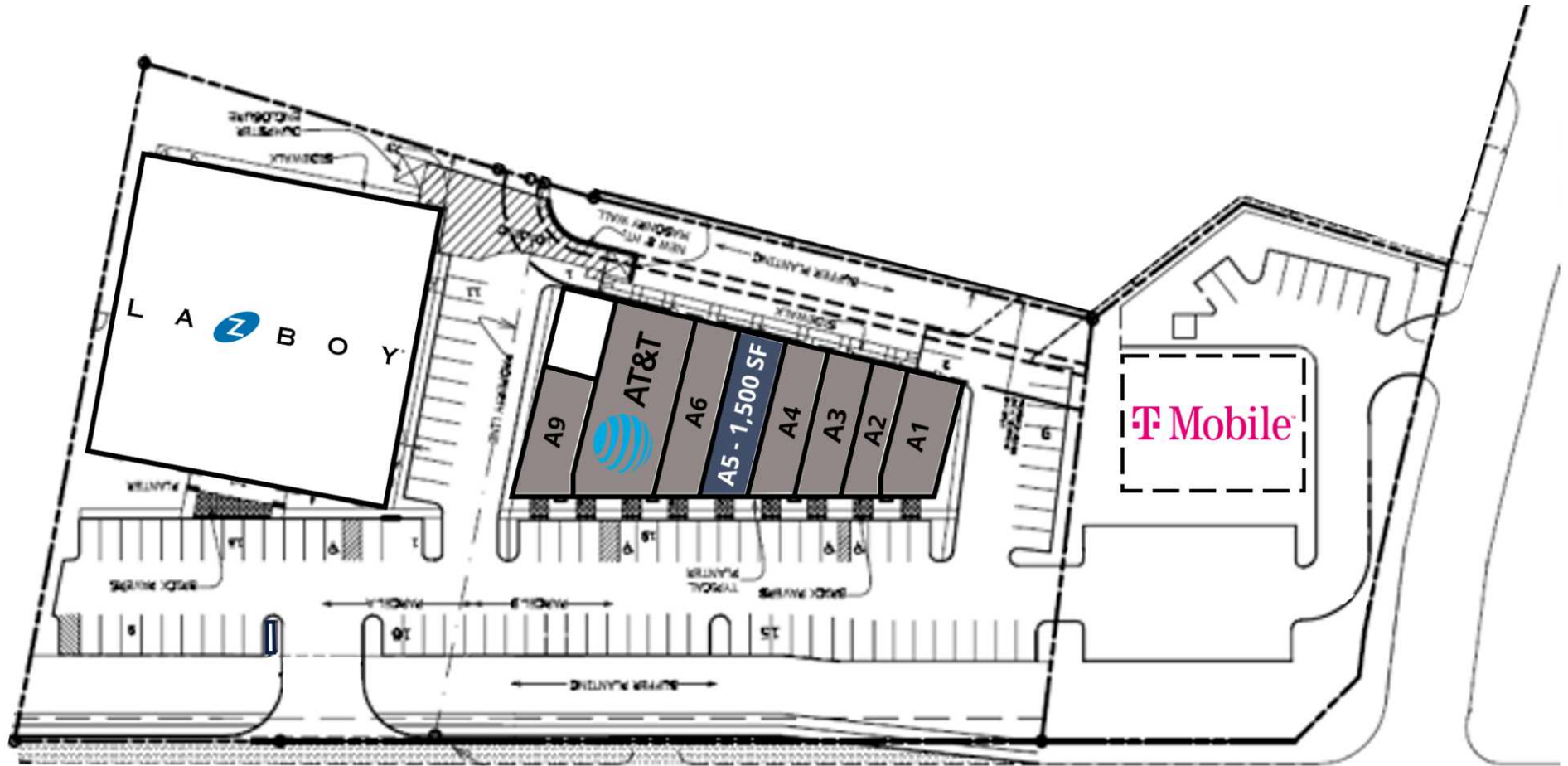
# SITE PLAN

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W BROAD ST      35,000 VPD

### LEGEND

- Available
- Unavailable



# TRADE AREA

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# CONTACT INFORMATION

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**W BROAD ST 35,000 VPD**

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