



Town Center at Twin Hickory

11371 Nuckols Rd, Glen Allen, VA 23059

- **2,028 SF second generation restaurant available for lease**
- Located just off I-295
- Food Lion anchored community shopping center
- Adjacent to Publix supermarket, Starbucks, and Zaxby's
- Within walking distance to Deep Run High School and Twin Hickory Library
- Traffic counts on I-295 exceed 56,000 VPD
- Excellent visibility fronting Nuckols Road with 21,000 VPD



Peter Vick

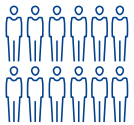
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Town Center at Twin Hickory



2024
population
8,608
(1 miles)

54,749
(3 miles)

130,363
(5 miles)

Daytime
population
9,993
(1 miles)

72,595
(3 miles)

138,534
(5 miles)



2024 Average
Household Income
\$200,699
(1 miles)

\$188,672
(3 miles)

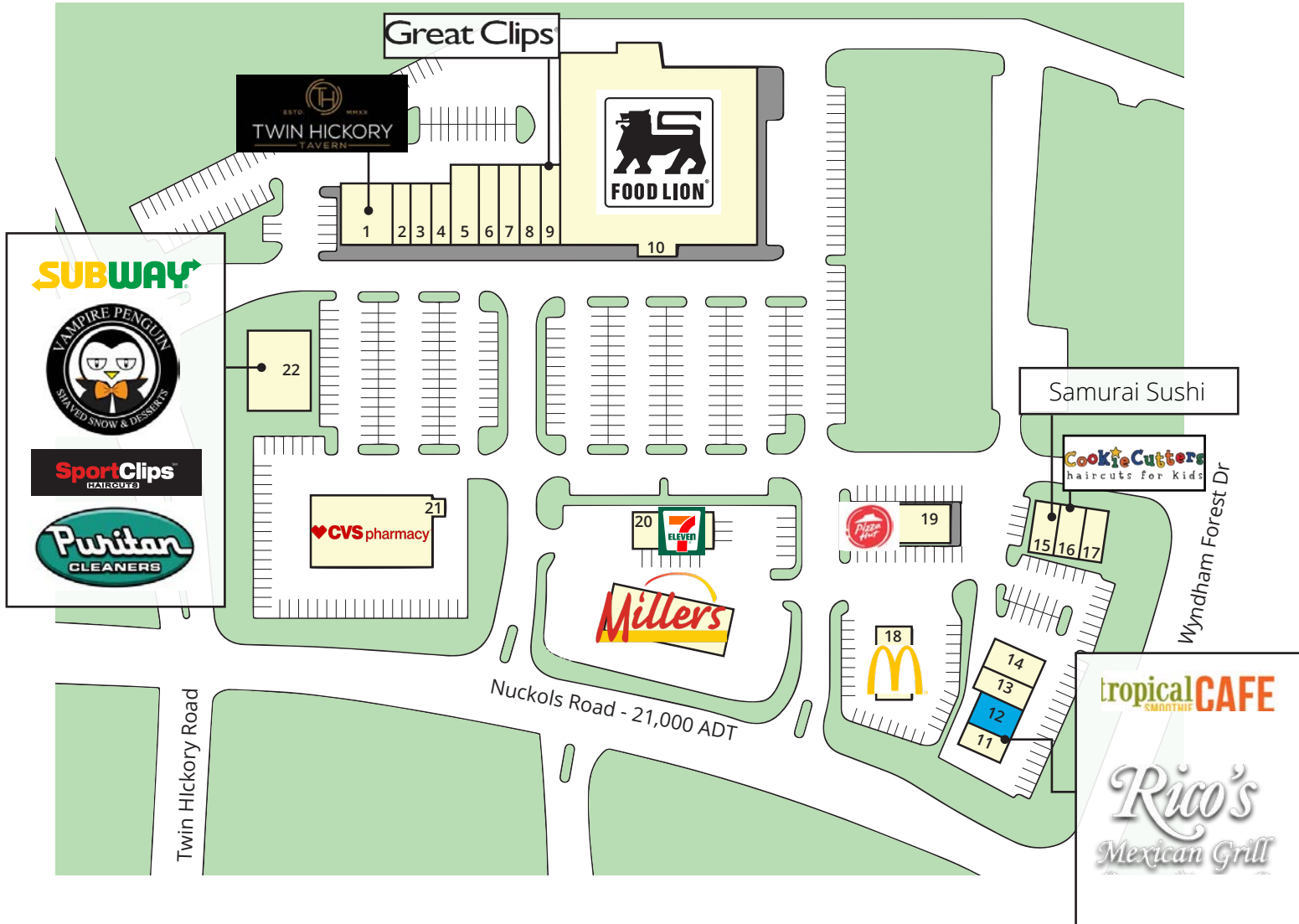
\$158,838
(5 miles)

Total
Households
2,865
(1 miles)

19,634
(3 miles)

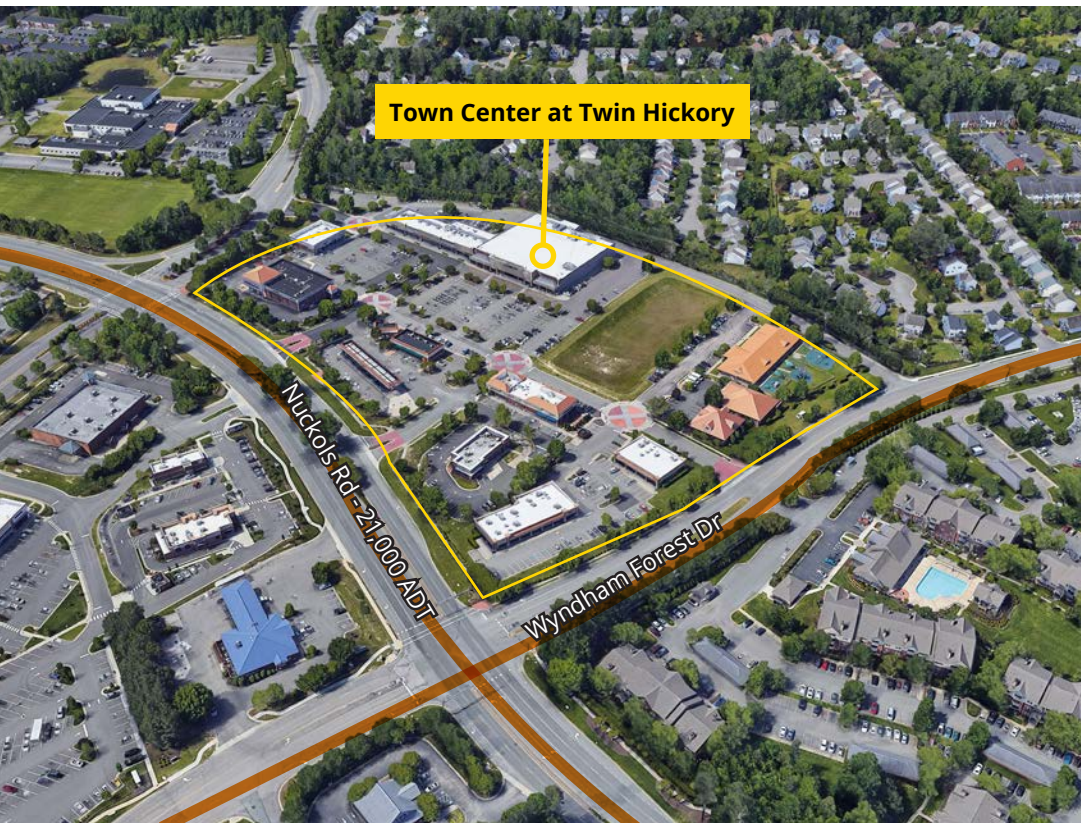
50,535
(5 miles)

Town Center at Twin Hickory



Unit	Tenant	SF	Unit	Tenant	SF
1	Twin Hickory Tavern	3,000	12	Available	2,028
2	The Wink Brews & More	1,200	13	Tropical Smoothie	1,471
3	PostNet	1,200	14	Rico's Mexican Grill	2,500
4	Nails 4 U	1,200	15	Samurai Sushi	2,000
5	Chen's Chinese Restaurant	2,400	16	Cookie Cutters	1,540
6	La Vita E' Bella Ristorante Italiano	1,668	17	Ansh Chiropractic	1,500
7	Cigar & Vape	1,533	18	McDonalds	
8	Dynamic Kick Martial Arts	1,600	19	Pizza Hut & Sandano's Italian Subs	
9	Great Clips	1,600	20	Miller's Gas & Convenience	
10	Food Lion	38,000	21	CVS	
11	Jersey Mike's	1,500	22	Subway & Puritan Cleaners	

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Contact us:

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