

# 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**

Senior Vice President +1 804 814 9977 peter.vick@colliers.com

### **Harrison Hall**

Senior Vice President +1 804 814 5299 harrison.hall@colliers.com

2221 Edward Holland Dr Suite 600 | Richmond, VA P: +1 804 320 5500 colliers.com/richmond

# Town Center at Twin Hickory







(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	

## Town Center at Twin Hickory Town Center at Twin Hickory Publix. Brookhollow Shopping Center KOHĽS West Broad Marketplace Wegmans Cabelais Short Pump Town Center FIVE GUYS Dillard's ★MOCy's MAGGIANO'S POTTERY BARN Planned 34 Acre L.L.Bean Mixed Use Development J.CREW DICK'S Factory. Crate&Barrel INNSBROOK Innsbrook Shoppes INNSBROOK CORPORATE CENTER HONDOS 288 **Short Pump Crossing** West Broad Village HomeGoods Chick-file STAPLES TAZZA STAPLES TRADER JOE'S **five BEL'W** WLONGHORN petco



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### **Contact us:**

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Senior Vice President +1 804 814 9977 peter.vick@colliers.com

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### **Colliers**

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