

Available Fountain Square Shopping Center

8026 W Broad Street | Richmond, VA 23294



WESTLAND SHOPPING CENTER

HARBOR FREIGHT

Total Wine **DOLLAR GENERAL**



PROPERTY HIGHLIGHTS

- 6,120 SF inline for lease (available August 1, 2021)
- ±0.6 acre outparcel for lease
- Signalized intersection
- 50,000 employees within 3 miles
- Newly sealed and re-striped parking lot
- 1 mile away from Henrico County Gov't Complex
- 2 access points on W. Broad Street
- 2 access points on Shrader Road

DEMOGRAPHICS:

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Population | 13,084 | 97,047 | 205,328 |
| Median HH Income | \$51,244 | \$64,236 | \$75,018 |
| Average HH Income | \$62,883 | \$79,996 | \$99,090 |
| Average Age | 36.5 | 38.5 | 39.4 |



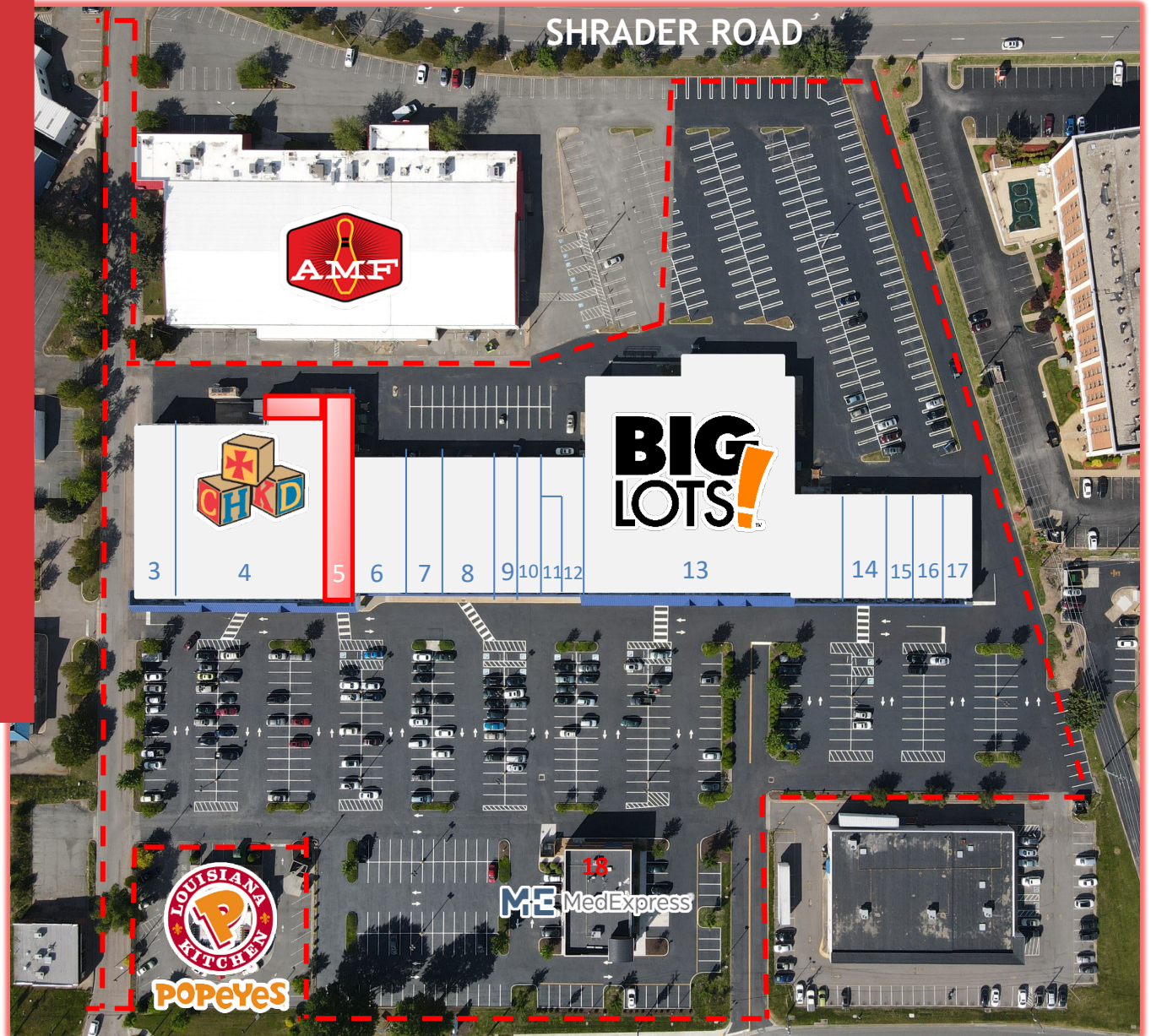
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Fountain Square Shopping Center

| SPACE | TENANT | SF |
|-----------|------------------------|--------------|
| 3 | CSC | 3,682 |
| 4 | CHKD Thrift Store | 14,485 |
| 5 | AVAILABLE | 6,120 |
| 6 | Salon Plaza | 5,000 |
| 7 | Bosna Cafe | 3,000 |
| 8 | Vapor Holdings | 4,000 |
| 9 | Jackson-Hewitt | 2,000 |
| 10 | Bosna Market & Deli | 1,800 |
| 11 | Shiny Nails | 1,200 |
| 12 | Chadar Thai | 3,000 |
| 13 | Big Lots | 32,343 |
| 14 | Bellacino's Restaurant | 3,000 |
| 15 | Nineveh Bakery | 1,760 |
| 16-17 | BonChon | 3,200 |
| 18 | MedExpress | 4,750 |
| Outparcel | AVAILABLE | TBD |
| | Total Parking | 556 |



WEST BROAD STREET ROAD U.S. RT. 250



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TUCKERNUCK SQUARE

PLATO'S T.J. MAXX

DAVID'S

WEST BROAD COMMONS

New Grand

WESTLAND SHOPPING CENTER

HARBOR FREIGHT

Total Wine DOLLAR GENERAL

OLDE TOWNE SHOPPING CENTER

Steak 'n Shake BUFFALO WILD WINGS

MERLE NORMAN

FOUNTAIN SQUARE SHOPPING CENTER

ME BIG LOTS

MERCHANT'S WALK

JOANN Marshalls

MULTIS

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