

## OUTPARCELS AVAILABLE



- Outparcels for ground lease ±1.06 & 0.79 acres
- Join McDonald's, Taco Bell & Acme Stoves
- Food Lion and Dollar General anchored center
- Popular grocery & shopping destination servicing all of Eastern Goochland
- Water & sewer available to all outparcels
- 1,000+ Units of New Residential Developments in the Surrounding Area:
  - Reader's Branch
  - Walnut Ridge
  - Rockett's Ridge
  - Park at Saddlecreek
  - West Creek

### DEMOGRAPHICS

	3 Miles	5 Miles
Population	8,346	57,212
Median HH Income	\$122,177	\$104,045
Average HH Income	\$157,490	\$131,284

### FOR MORE INFORMATION

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# Broadview Shopping Center

30 Broad Street  
Goochland, VA

Conceptual



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1-4	Dollar General	7,300 sq ft
5	Family Docs	1,000 sq ft
6-7	Tuckahoe Physical Therapy	3,400 sq ft
8	Coleman's	1,000 sq ft
9	Pak Mail	1,000 sq ft
10	LEASED	2,000 sq ft
11	Nail Salon	1,000 sq ft
12-14	Amici di Enzo	3,000 sq ft
15-16	ABC Store	2,000 sq ft
17-18	China Bistro	2,000 sq ft
19	Food Lion	34,000 sq ft
<b>Total</b>		<b>57,700 SQ FT</b>

## BROADVIEW SHOPPING CENTER

Goochland County, Virginia



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