



Tuckernuck Commons

TOTAL VISITORS
311K
(12 MONTHS)

OVERVIEW

9125 West Broad Street
Richmond, VA 23294

For Lease
Type: Retail
Total SF: 93,440

Tuckernuck Commons offers a fantastic opportunity for your business to thrive on the bustling West Broad Street, and all at affordable rates. With renowned retail giants like Dollar Tree, Ollie's Bargain Outlet, Sushi King, and Beauty Zone, among others, Tuckernuck Commons guarantees a continuous stream of foot traffic. In addition to the local favorites, this center boasts an impressive visit frequency of 2.51 visits per customer, ensuring that our most loyal patrons keep coming back for more.

RETAILERS INCLUDE



LEASING ASSOCIATE



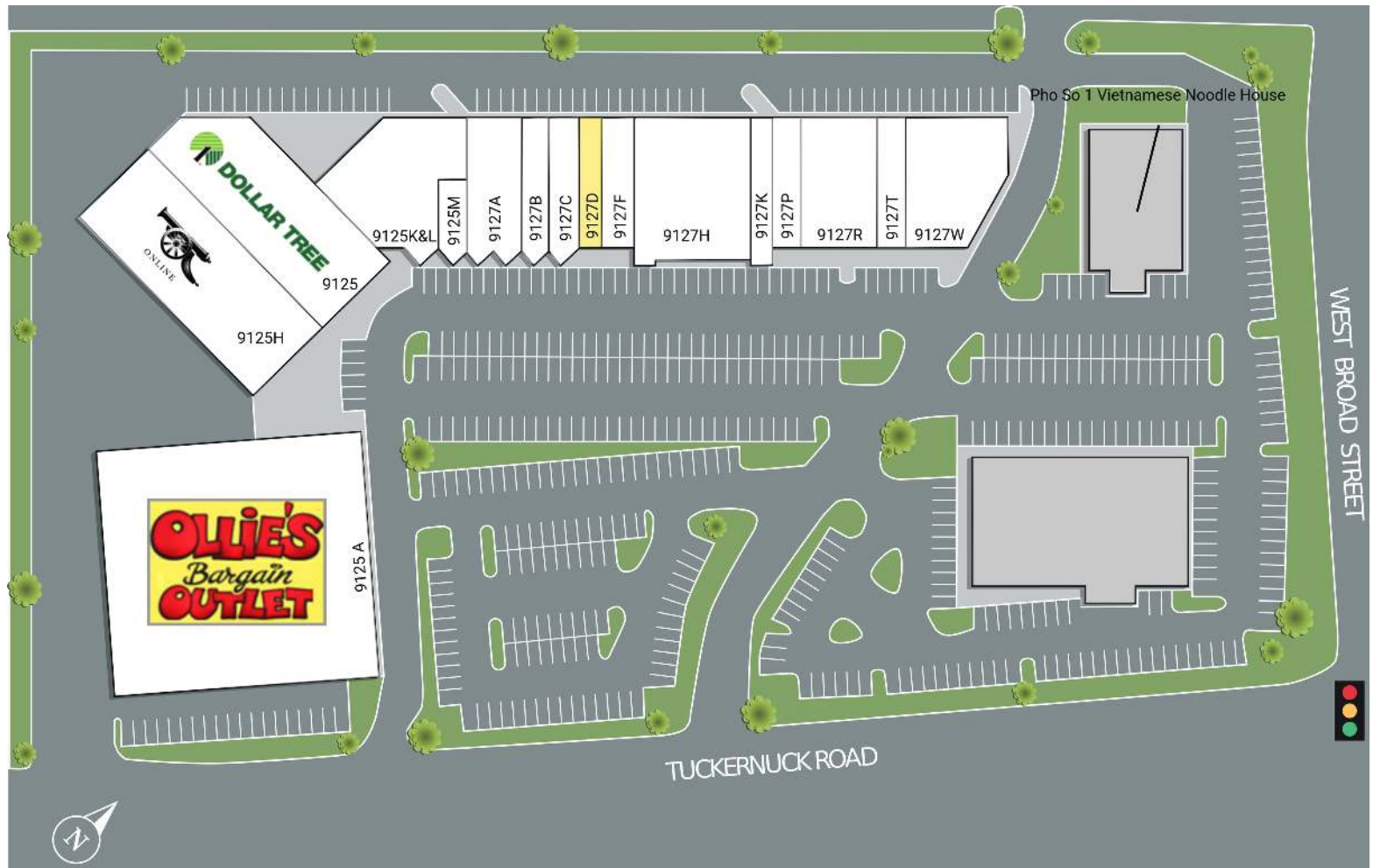
Raymond Hicks
Sr. Leasing Manager
(757) 434-1168
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DEMOGRAPHICS

| | 3 MILES | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| POPULATION | 96,494 | 209,362 | 507,075 |
| HOUSEHOLDS | 38,266 | 81,502 | 201,219 |
| AVG. HH INCOME (\$) | \$88,386 | \$107,954 | \$100,660 |
| MEDIAN AGE | 35 | 37 | 37 |

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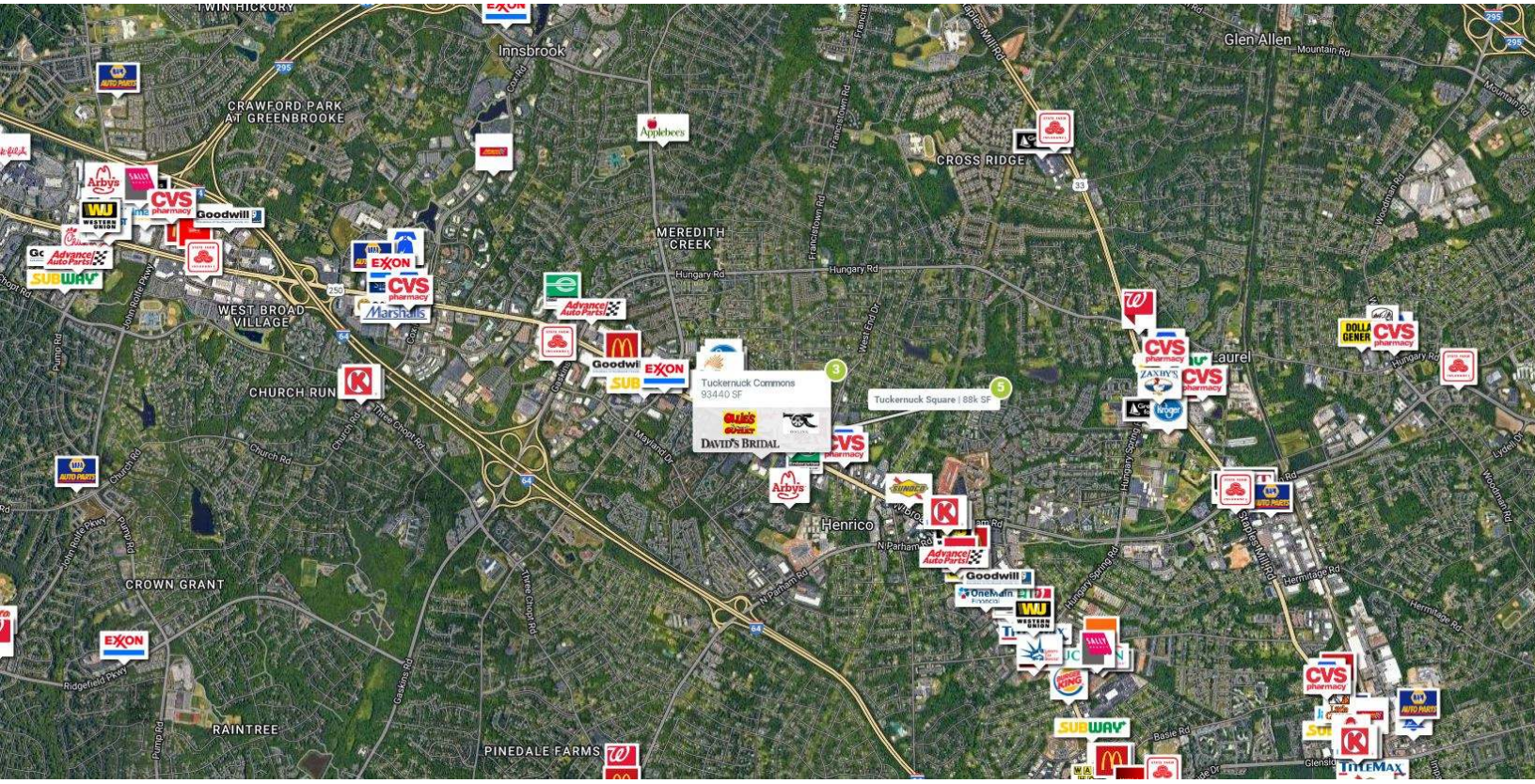
9125 West Broad Street
Henrico, VA 23294



| SUITE | TENANTS | S.F. | SUITE | TENANTS | S.F. |
|----------|--------------------------|--------|---------------|-----------------------|--------------|
| 9125 A | Ollie's Bargain Outlet | 32,400 | 9127 D | AVAILABLE | 1,267 |
| 9125 H | Cannon's Online Auctions | 11,041 | 9127 F | Evolve Smoke Shop | 2,212 |
| 9125 | Dollar Tree | 10,568 | 9127 H | Beauty Zone | 6,020 |
| 9125 K&L | Sushi King | 6,325 | 9127 K | Reign Dance Project | 1,662 |
| 9125 M | Brecotea | 1,000 | 9127 P | Artisan Nails | 1,755 |
| 9127 A | Capriccio Pizza | 3,666 | 9127 R | Poseidon Boil | 4,956 |
| 9127 B | Classic Party Rentals | 1,833 | 9127 T | Atelier #1 VIP | 1,695 |
| 9127 C | Xi Restaurant | 1,851 | 9127 W | Breakers Sports Grill | 5,140 |

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AADT: 54,685 (West Broad Street)

AADT: 100,917 (I-64)

Avg. Hourly Traffic: 2,890 (West Broad Street)

Avg. Hourly Traffic: 3,520 (I-64)

DISCLAIMER

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WHLR

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