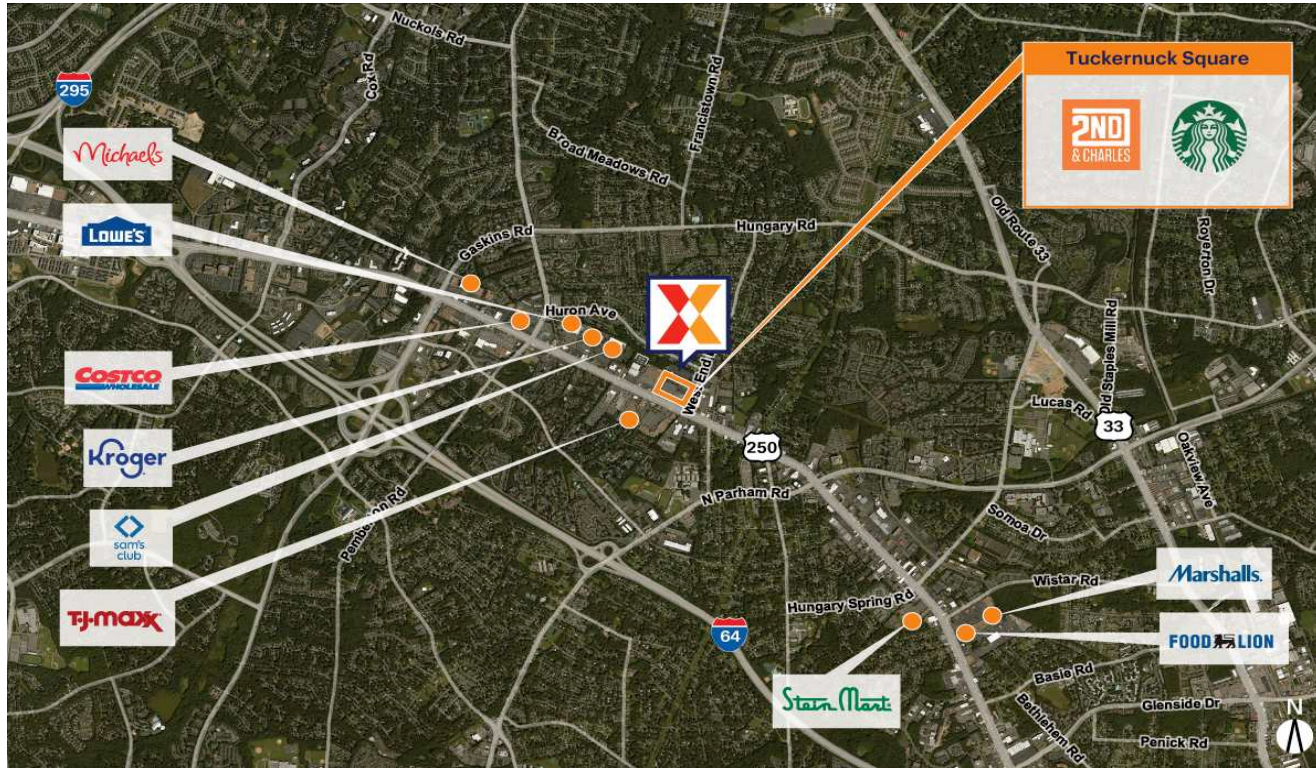


Tuckernuck Square

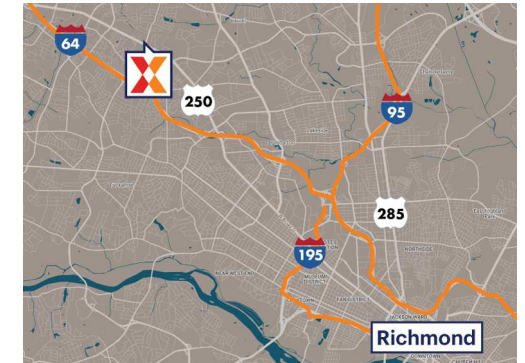
Richmond, VA

37.637, -77.5481

9004 West Broad Street | Richmond, VA 23294



Center Size: 88,220 SF



Demographics	1 Mile	3 Mile	5 Mile
	14,790	92,423	211,107
	6,844	38,794	85,143
	\$76,113	\$92,696	\$115,182

Ideally located in the center of Richmond's retail corridor

Surrounded by a dense population of 92,000+ residents with an average household income of \$92,000+ within 3 miles

Pad opportunity available with excellent visibility from Broad St for strong national or regional anchor

Tuckernuck Square

Richmond, VA

37.637, -77.5481

9004 West Broad Street | Richmond, VA 23294



Available Space

07	1,000 SF
08	1,000 SF
09	975 SF
10	565 SF
18	2,125 SF
29	900 SF

Current Retailers

N.A.P.	Arby's	0 SF
N.A.P.1	SunTrust Bank	0 SF
N.A.P.2	KFC	0 SF
01	Zorba's Restaurant	3,000 SF
03	U.S. Army	2,360 SF
04	Chick-fil-A - Office	800 SF
05	Romantic Nails	780 SF
06	Upscale Hair	780 SF
11	Navy and Air Force Recruiting Office	1,750 SF
12	Stories Comics	1,750 SF
13	Papa John's	1,400 SF
14	Royal Foot	1,380 SF
16/17	Chuck E. Cheese's	13,850 SF
19	European Deli, Inc.	1,725 SF
20	Eastern Carryout	1,380 SF
21	E-Loteria Botanas & Ice Cream	1,400 SF
22	Live Crawfish & Seafood	1,750 SF
25	The Kitchen Classroom	2,000 SF
25A	Ensaf Mart	1,615 SF
26	Sakura Japanese Steakhouse	4,600 SF
27	H&R Block	1,000 SF
28	2nd & Charles	36,125 SF
30	Starbucks	2,500 SF

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