



THALHIMER

RETAIL FOR LEASE Nuckols Place

Nuckols Road & Twin Hickory Drive | Glen Allen, VA (Richmond MSA)



Join Kroger, Sedona Taphouse, Chipotle and Starbucks

For more information, contact:

CONNIE JORDAN NIELSEN
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ALICIA BROWN
First Vice President
804 697 3483
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Developed by:
 PETERSON
COMPANIES.

OWNER/AGENT

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

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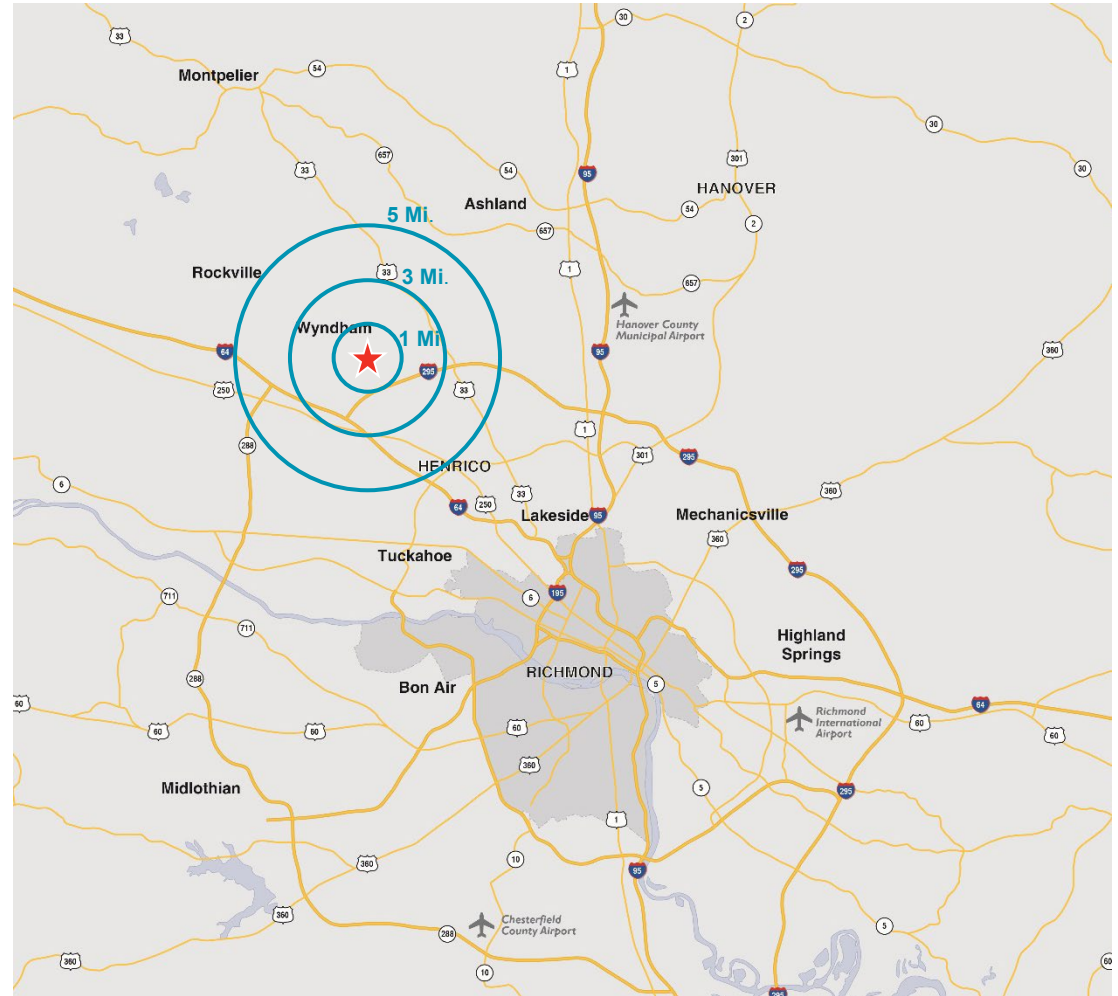
Property Features

- 3,137 SF Space Available (Can be demised to 1550 & 1586 SF)
- Located in high income area of Twin Hickory and Wyndham neighborhoods
- Just off I-295 with excellent visibility and frontage on Nuckols Road
- One mile from Innsbrook Office Park and within The Concourse at Wyndham Office District
- Nuckols Rd – 45,000 VPD
- Across from Shady Grove YMCA (14,000+ members)

Demographics

	1 Mile	3 Miles	5 Miles
Population	9,216	51,185	127,370
No. of Households	3,041	18,372	49,277
Avg. HH Income	\$213,737	\$189,331	\$156,493
Median HH Income	\$175,517	\$145,634	\$109,853
Education Bach+	78.1%	74.2%	65.4%
2023 Median Home Value	\$580,735	\$536,668	\$467,108
Employees	5,250	39,973	69,134

Join Tenants/Nearby Retailers



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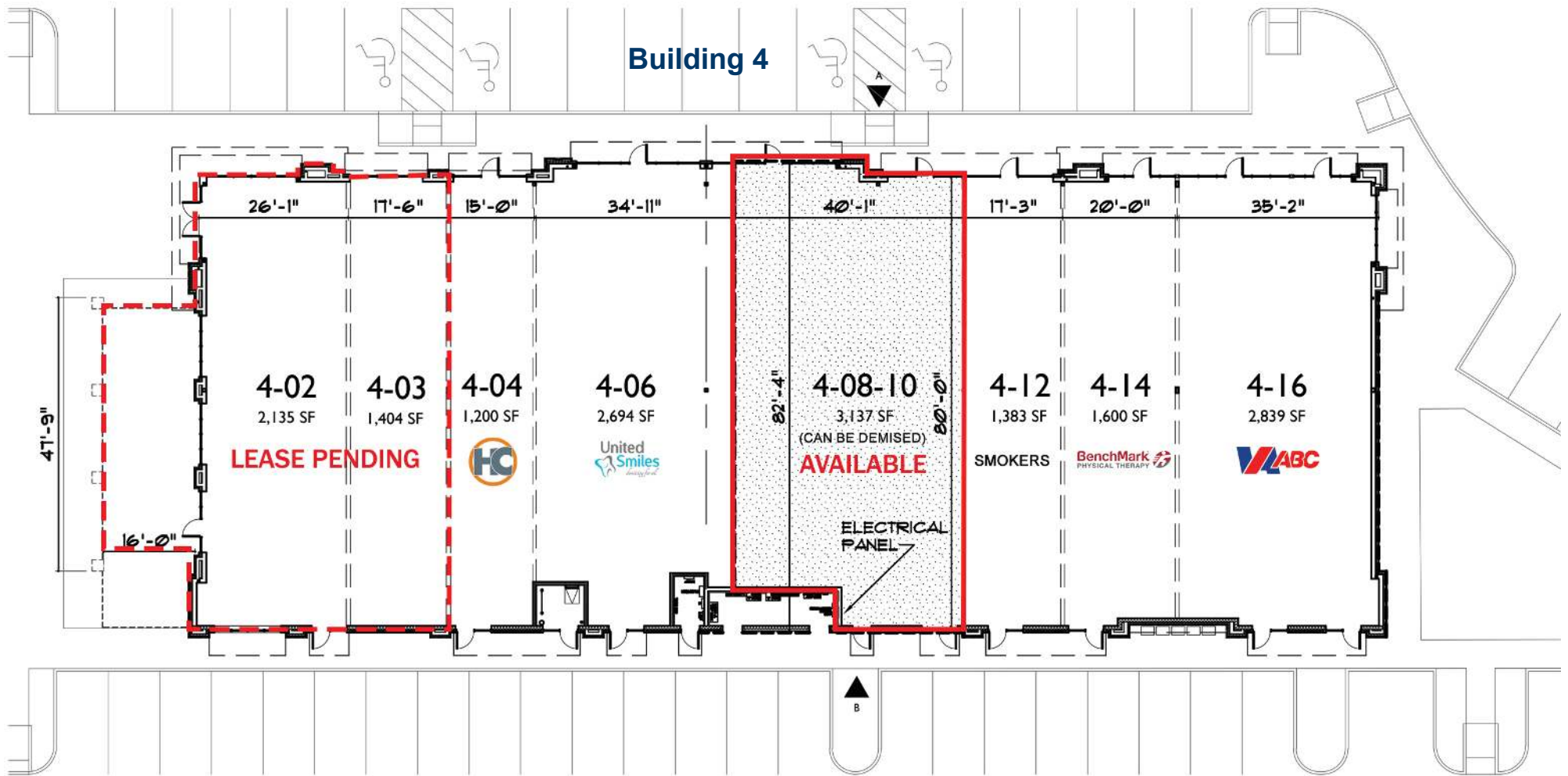
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Building 5 Patio



Building 6



Building 3



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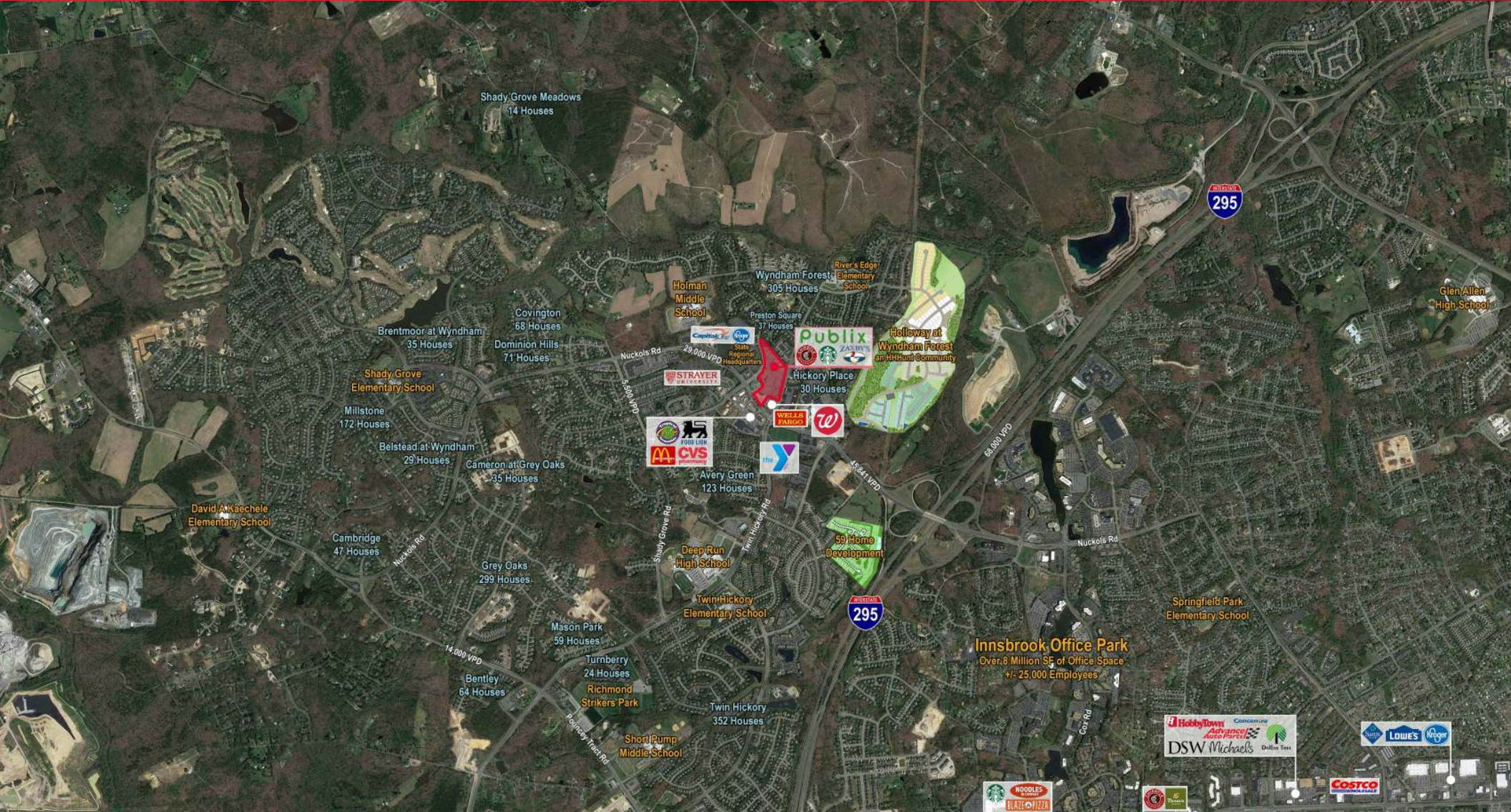
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