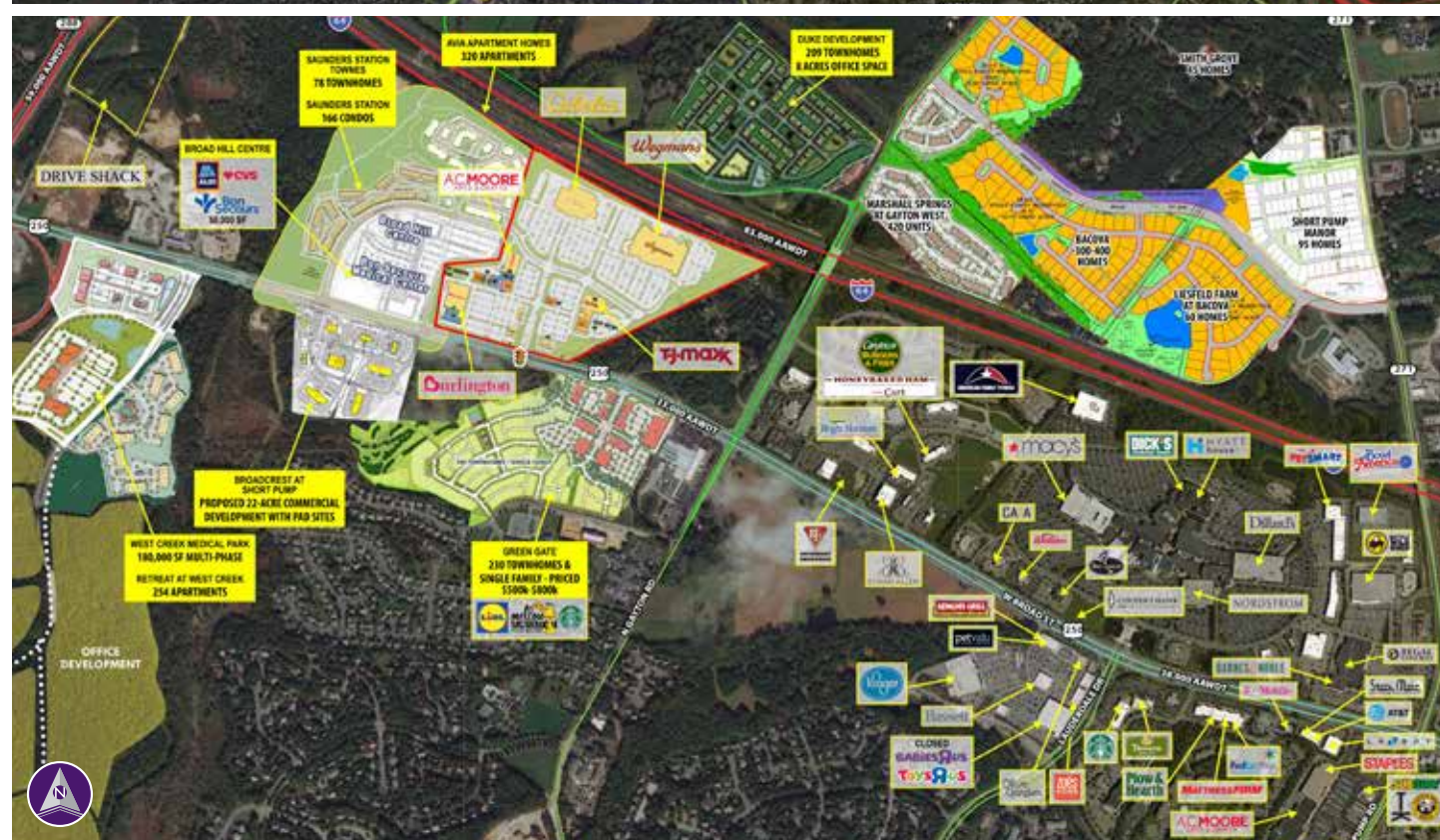


WEST BROAD MARKETPLACE ■ RICHMOND, VA



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West Broad Marketplace

12120 WEST BROAD STREET | RICHMOND, VA 23233

Junior Anchor, Restaurant and Shop Spaces Available



Property Highlights

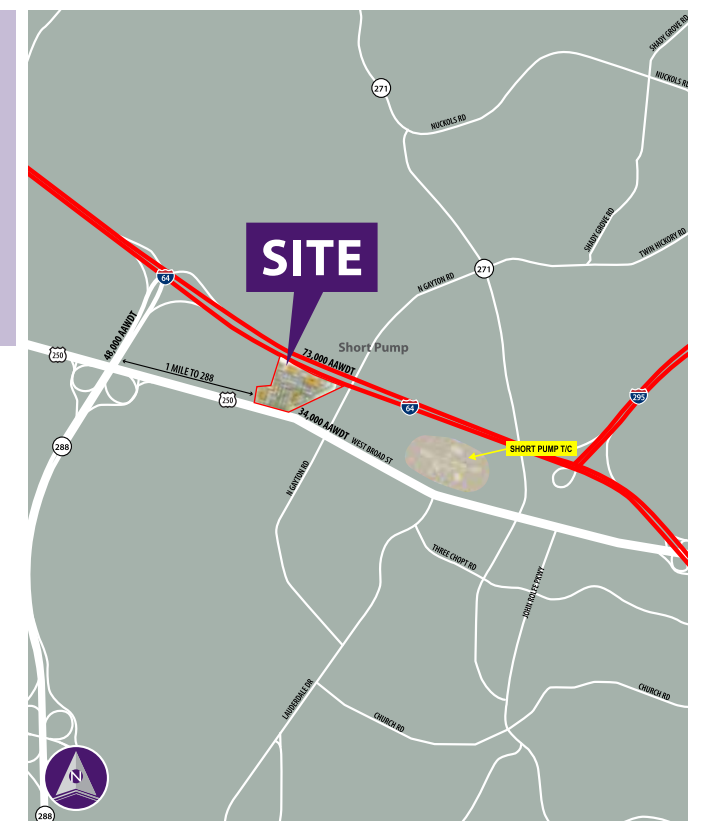
- Join Wegmans, Cabela's, T.J. Maxx, A.C. Moore and Burlington
- Junior anchor, restaurant, and shop spaces available
- Easily accessible due to the close proximity of major highways: Route 288, I-64, I-95, I-295
- Signalized access off West Broad Street
- Abundant surface parking

Demographics (2018 Estimated)

| | 3 Mile | 5 Mile | 7 Mile |
|----------------------------|-----------|-----------|-----------|
| Population | 49,237 | 105,666 | 172,294 |
| Average HH Income | \$148,221 | \$123,589 | \$114,895 |
| Daytime Population | 25,699 | 57,833 | 89,665 |
| Education (B.A. or higher) | 70.1% | 62.4% | 56.6% |

Please Contact

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WEST BROAD MARKETPLACE ■ RICHMOND, VA

Site Plan Key

- SIGNED
- AVAILABLE
- AT LEASE
- LOI



| Space # | GROSS FLOOR AREA (SF) | | |
|--|-----------------------|-------------|-----------|
| | Square Feet | Length | Width |
| WEST (SOUTH) RETAIL [56,844 SF] | | | |
| 3B [AT LEASE] | 16,828 | 220' | 178' |
| 3D [Burlington] | 40,016 | 108' - 9.5" | 151' |
| WEST (NORTH) RETAIL [57,219 SF] | | | |
| 3E-1 | 2,938 | 79' - 6" | 41' - 0" |
| 3E-2 | 2,500 | 79' - 6" | 20' - 0" |
| 3E-3 [AT LEASE] | 2,268 | 79' - 6" | 40' - 0" |
| 3E-4 [The Good Feet Store] | 1,600 | 79' - 6" | 20' - 0" |
| 3E-5 | 1,667 | 79' - 6" | 20' - 10" |
| 3F [AT LEASE] | 7,516 | 79' - 6" | 75' - 5" |
| 3F-1 | 9,397 | 107' - 4" | 63' - 0" |
| 3F-1A-B | 4,256 | | |
| 3F-1C | 5,141 | | |
| 3F-2 | 7,558 | 115' - 4" | 86' - 5" |
| 3G [A.C. Moore] | 20,565 | 180' - 4" | 110' - 4" |
| EAST RETAIL [49,506 SF] | | | |
| 4A [T.J. Maxx] | 23,070 | 186' - 8" | 120' - 8" |
| 4B-1 [Hair Cuttery] | 1,502 | 100' - 0" | 30' - 6" |
| 4B-2 [Rack Room Shoes] | 6,117 | 100' - 0" | 46' - 6" |
| 4B-3 [Escape Nail & Spa] | 3,846 | 100' - 0" | 37' - 6" |
| 4B-4 | 4,342 | 100' - 0" | 44' - 0" |
| 4B-5 [Red Poppy Pickin'] | 5,139 | 100' - 0" | 50' - 0" |
| 4D-1 [b. good] | 2,556 | 70' - 5" | 35' - 5" |
| 4D-2 | 2,586 | 70' - 10" | 35' - 5" |
| PAD RETAIL [19,026 SF] | | | |
| PAD [Verizon] | 5,976 | | |
| PAD 4C-1 [Tijuana Flats] | 2,401 | | |
| PAD 4C-2-3 [BetterMed] | 5,427 | | |
| PAD 4E-1 [Essex Bank] | 2,000 | | |
| PAD 4E-2 [Conte's Bike] | 3,000 | | |
| TOTAL | 186,215 SF | | |