

Tuckernuck Plaza

9110 W Broad Street - Richmond, VA 23294

28,000 SF Available



Questions? Contact Us.

Melissa Lippe

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Highlights

- Good visibility on busy W Broad Street (State Route 250) with 37,213 AADT
- 28,000 square feet adjacent to Value City Furniture
- Constructed in the mid-1980s
- Large signage and ample parking
- Loading available
- Multiple points of ingress/egress to the asset
- I-64 with 96,667 AADT

JOIN

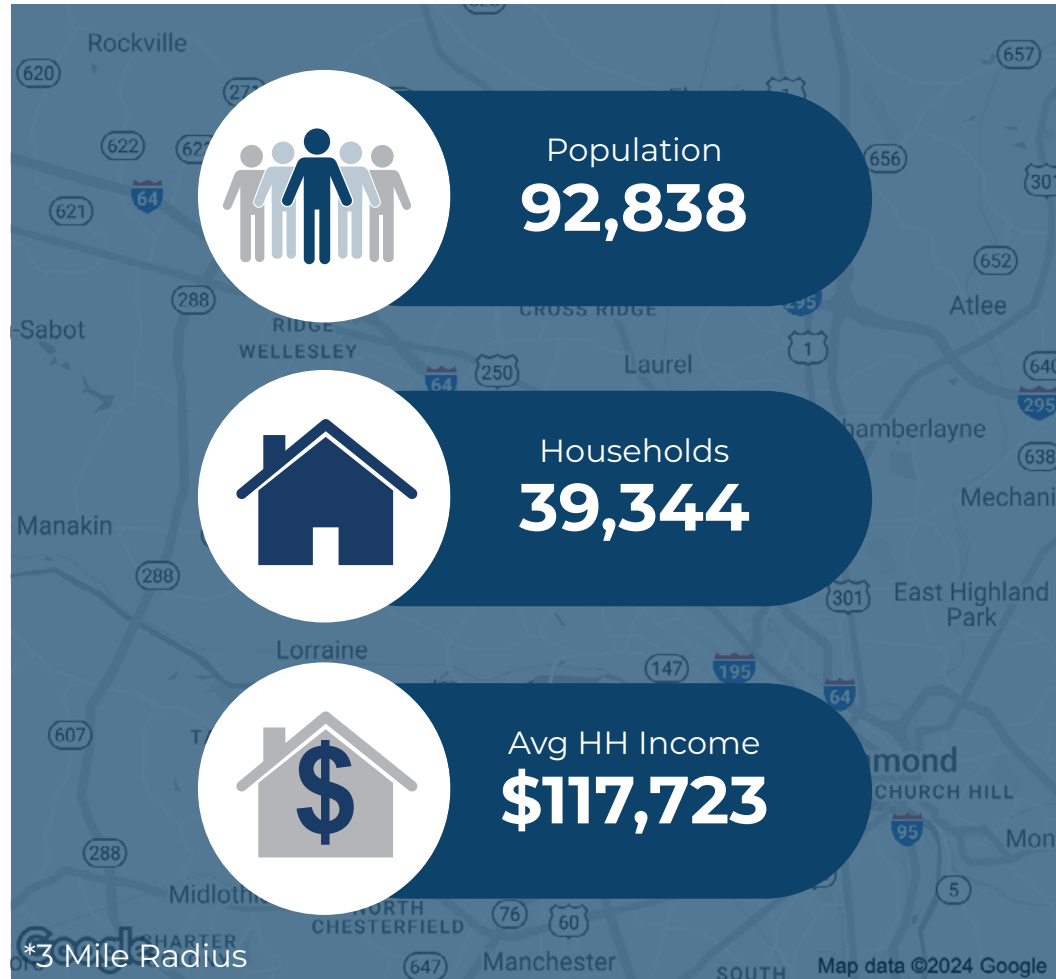


VALUE CITY
FURNITURE



Wendy's

Demographic	1 Mile	3 Miles	5 Miles
Population	16,168	92,838	209,841
Households	7,851	39,344	86,499
Avg HH Income	\$100,608	\$117,723	\$145,168
Daytime Employees	9,552	69,560	129,927



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About Tuckernuck Plaza

Broad Street in Richmond, Virginia, thrives within a mature retail corridor in the city's northwestern quadrant. Surrounded by dense residential subdivisions, this area enjoys a robust population density, with over 39,000 residents within a three mile radius.

The plaza benefits from its strategic location between prominent retail establishments. To the west, a three-tenant building, housing Guitar Center, encourages cross-shopping with the center. West Broad Street is seamless, enhanced by highly visible pylon signage and even despite a six-lane divided highway, convenient u-turn options facilitate east-bound traffic.

With a steady flow of over 37,000 vehicles per day, drawn by nearby retail giants like Sam's Club and Kroger, the plaza thrives. Average household incomes are strong at over \$100,000 even within one mile of the property.



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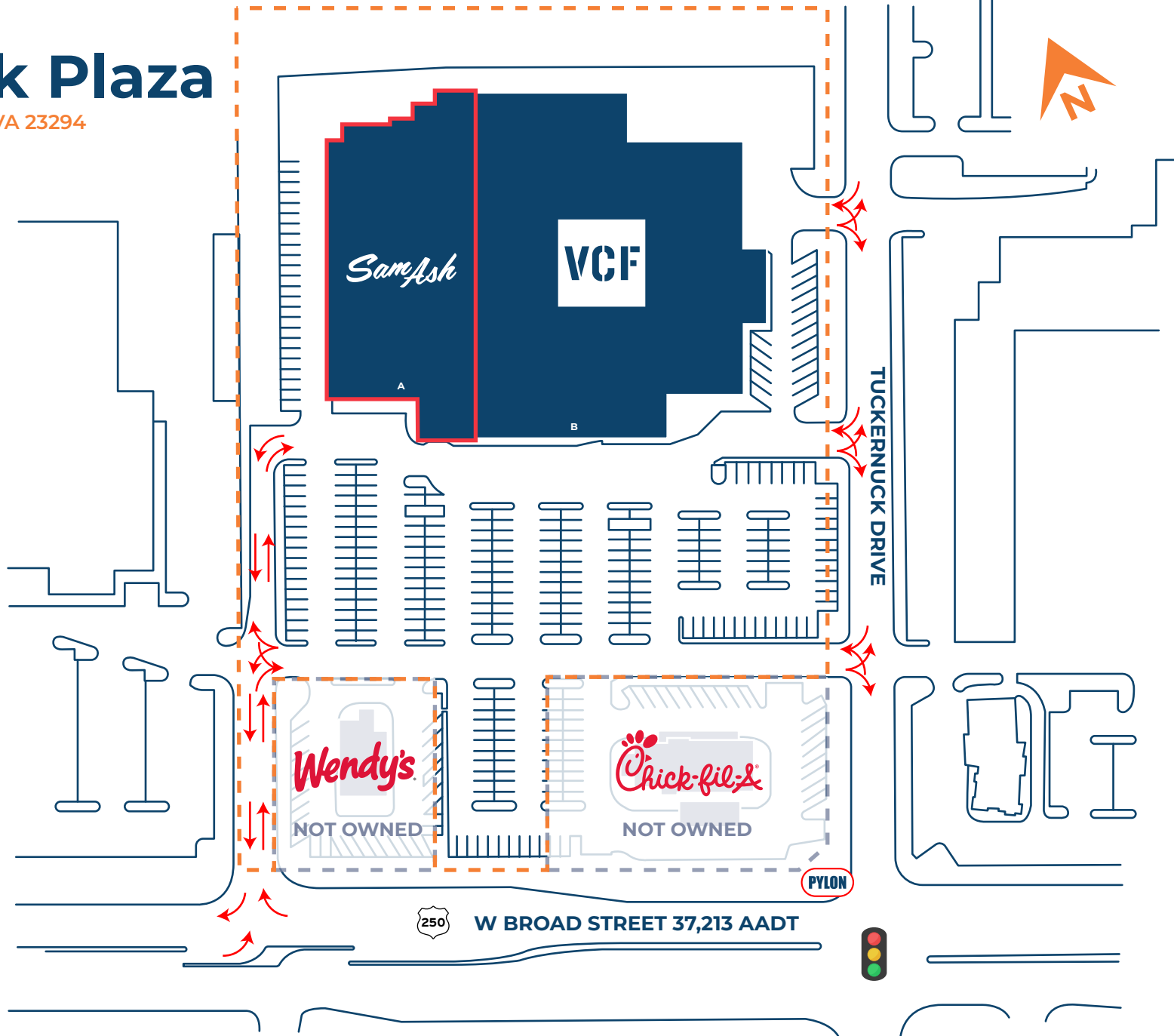
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Unit	Tenant	Square Footage
A	Sam Ash	±28,000 SF
B	American Signature	±62,781 SF
	Total SF	±90,781 SF



Site Plan



golden corral

HobbyTown

DSW DOLLAR TREE

Michaels

TESLA

COSTCO WHOLESALE

LOWE'S

Kroger

TUCKERNUCK PLAZA
VCF VALUE CITY FURNITURE

sam's club

IHOP

ROOMS TO GO

McDonald's

250

AutoZone

Guitar Center Party City

CHUCK E CHEESE PAPA JOHN'S

Planet Fitness

157

Applebee's

Publix

TOYOTA

Cadillac

OLLIE'S

PND & CHARLES

REGAL

CVS pharmacy

LL Flooring

MINI

BMW

180

64

96,667 AADT

New Grand

VW KIA

HYUNDAI

NIPARHAM RD

181

Bowlero

DOLLAR GENERAL
Total Wine & MORE
HARBOR FREIGHT TOOLS
Quality Tools at Remarkably Low Prices

BIG LOTS!

Local Aerial

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Market Aerial

28,000 SF



62,781 SF



Market Aerial