

Tuckernuck Plaza

9110 W Broad Street - Richmond, VA 23294

100% Leased!



Questions? Contact Us.

Melissa Lippe

MLippe@jcbarprop.com

p. 610-206-3319

c. 215-264-6964

Tuckernuck Plaza

9110 W Broad Street - Richmond, VA 23294

100% Leased!

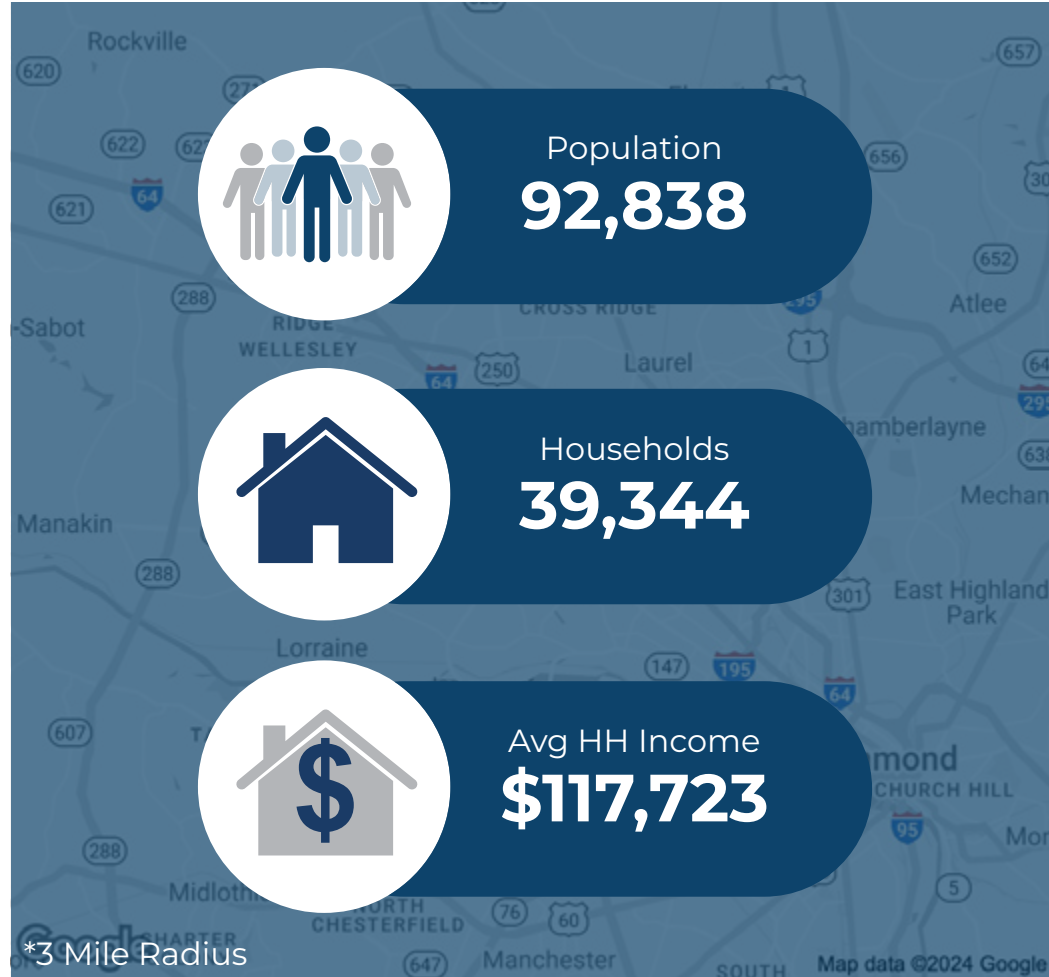
Highlights

- Good visibility on busy W Broad Street (State Route 250) with 37,213 AADT
- 31,708 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



| 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 |



Questions? Contact Us.

Melissa Lippe

MLippe@jcbarprop.com

p. 610-206-3319

c. 215-264-6964

Tuckernuck Plaza

9110 W Broad Street - Richmond, VA 23294

100% Leased!

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.



Questions? Contact Us.

Melissa Lippe

MLippe@jcbarprop.com

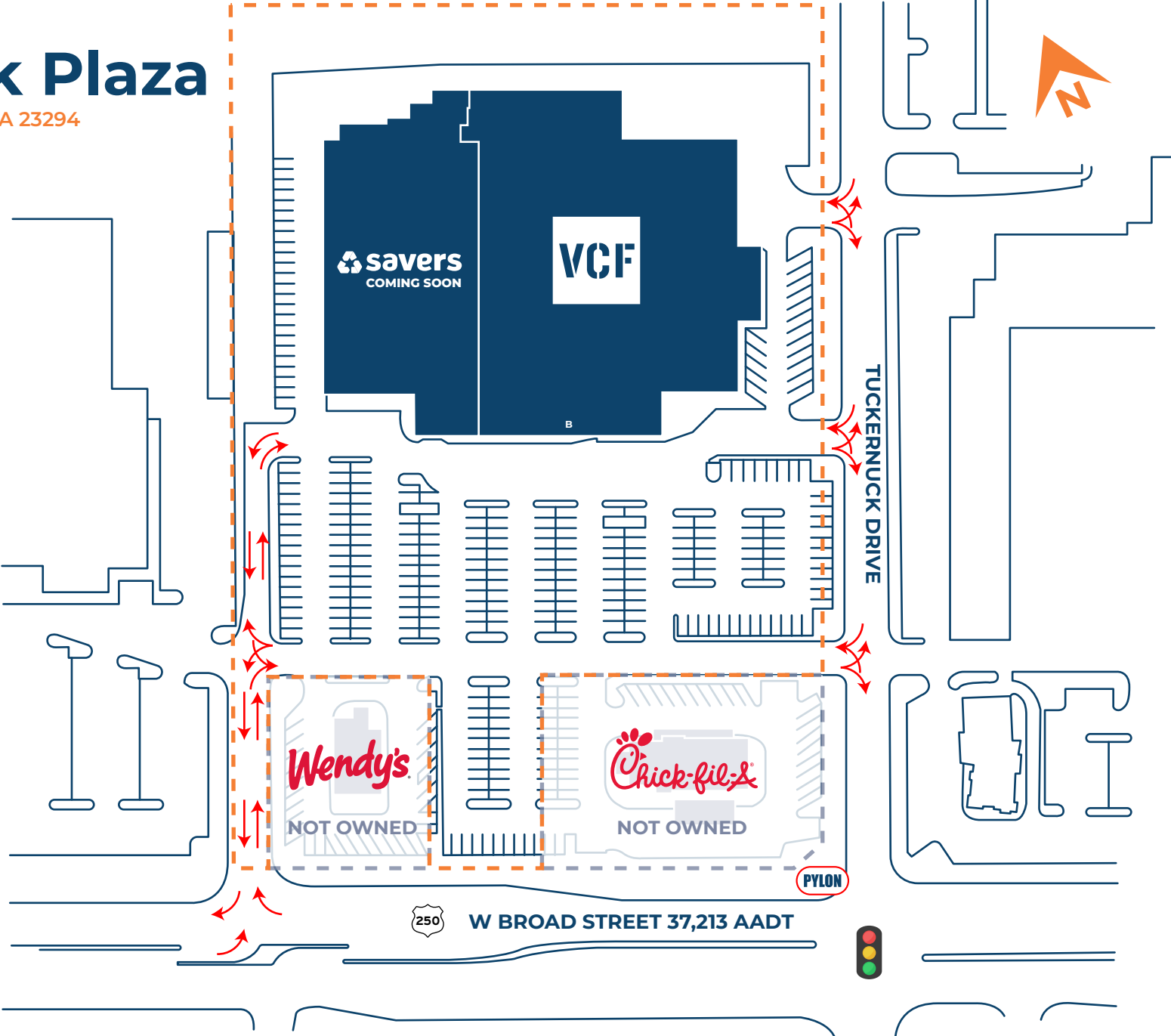
p. 610-206-3319

c. 215-264-6964

Tuckernuck Plaza

9110 W Broad Street, Richmond, VA 23294

| Unit | Tenant | Square Footage |
|------|----------------------|----------------|
| A | Savers (Coming Soon) | ±31,708 SF |
| B | American Signature | ±62,781 SF |
| | Total SF | ±94,489 SF |



Site Plan



Local Aerial



31,708 SF



62,781 SF



Market Aerial