

Tuckernuck Plaza

9110 W Broad Street - Richmond, VA 23294

31,708 SF Available For Lease



Questions? Contact Us.

Melissa Lippe

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p. 610-206-3319

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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

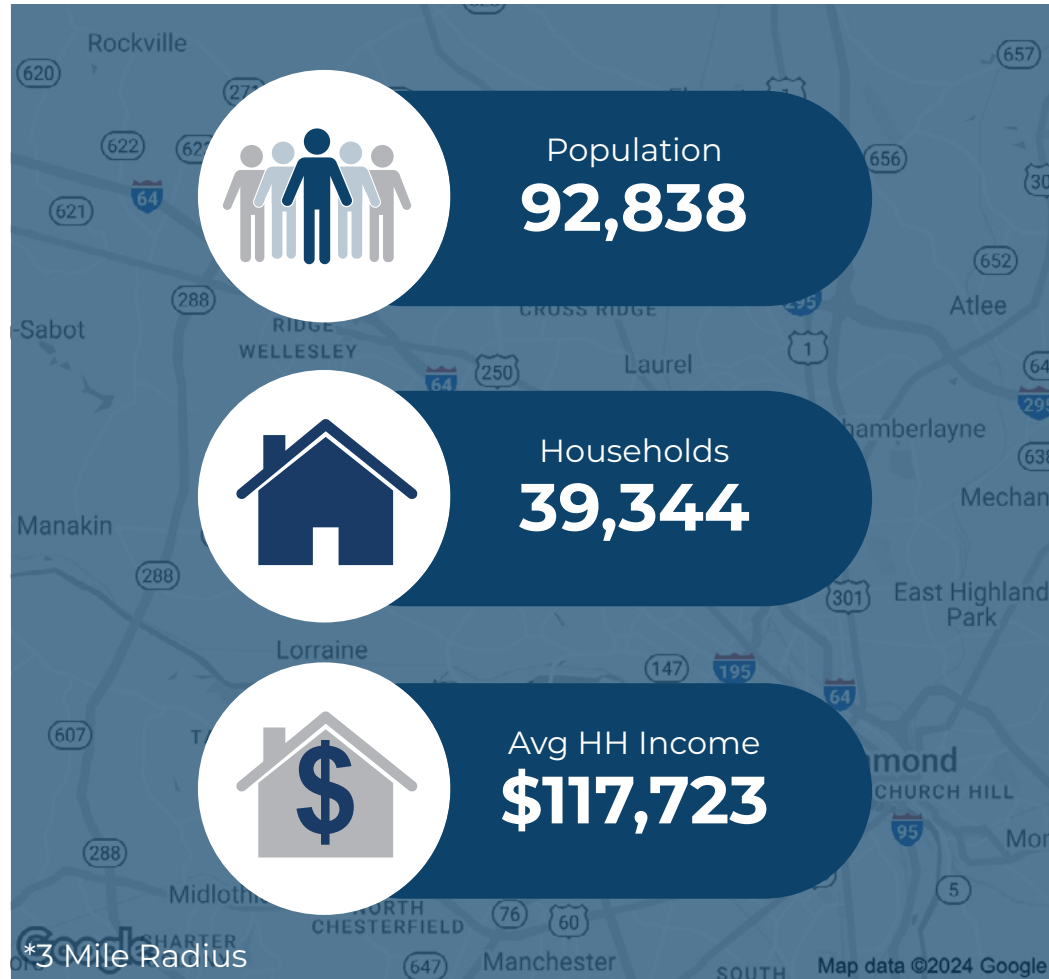


VALUE CITY
FURNITURE



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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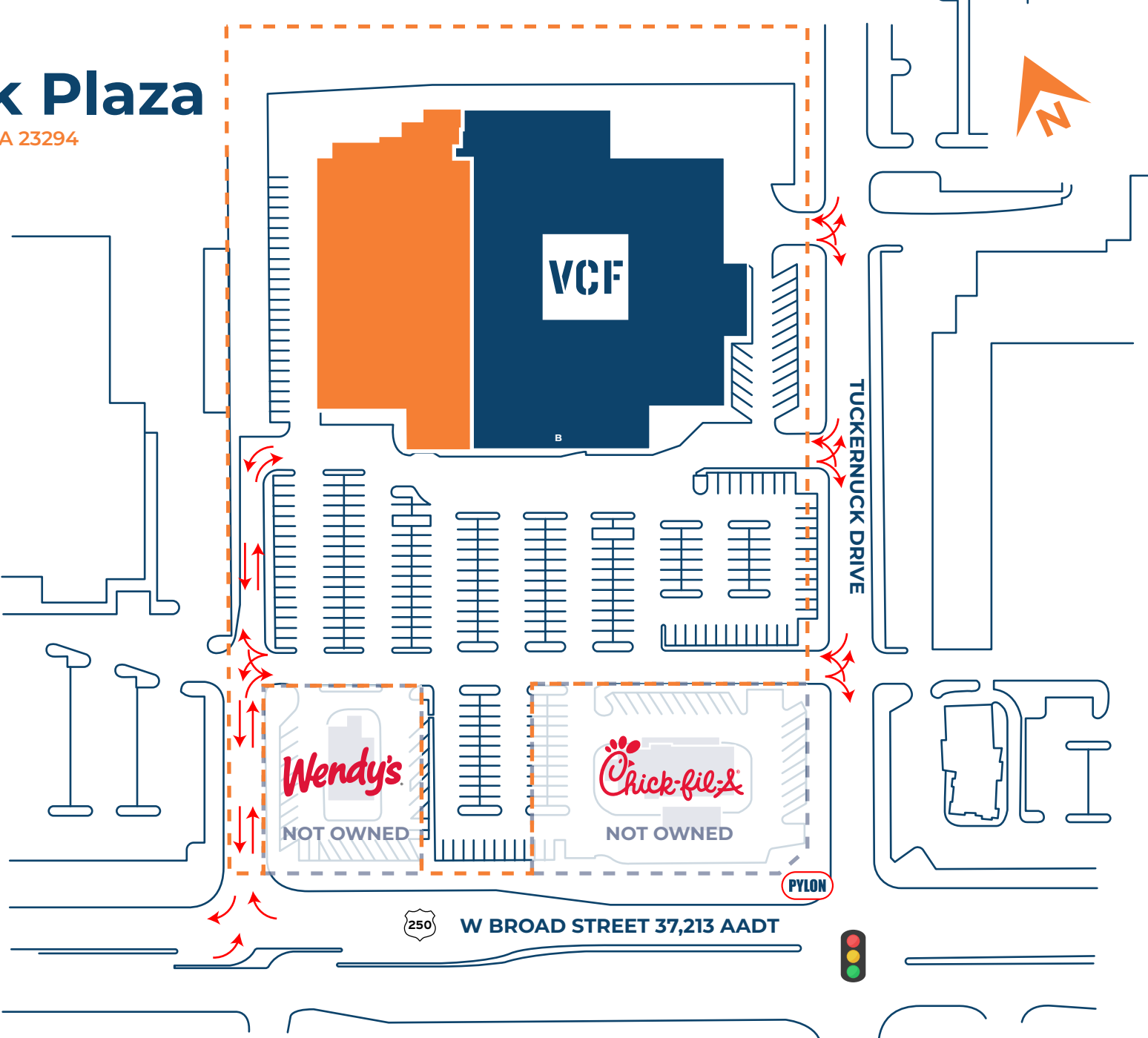
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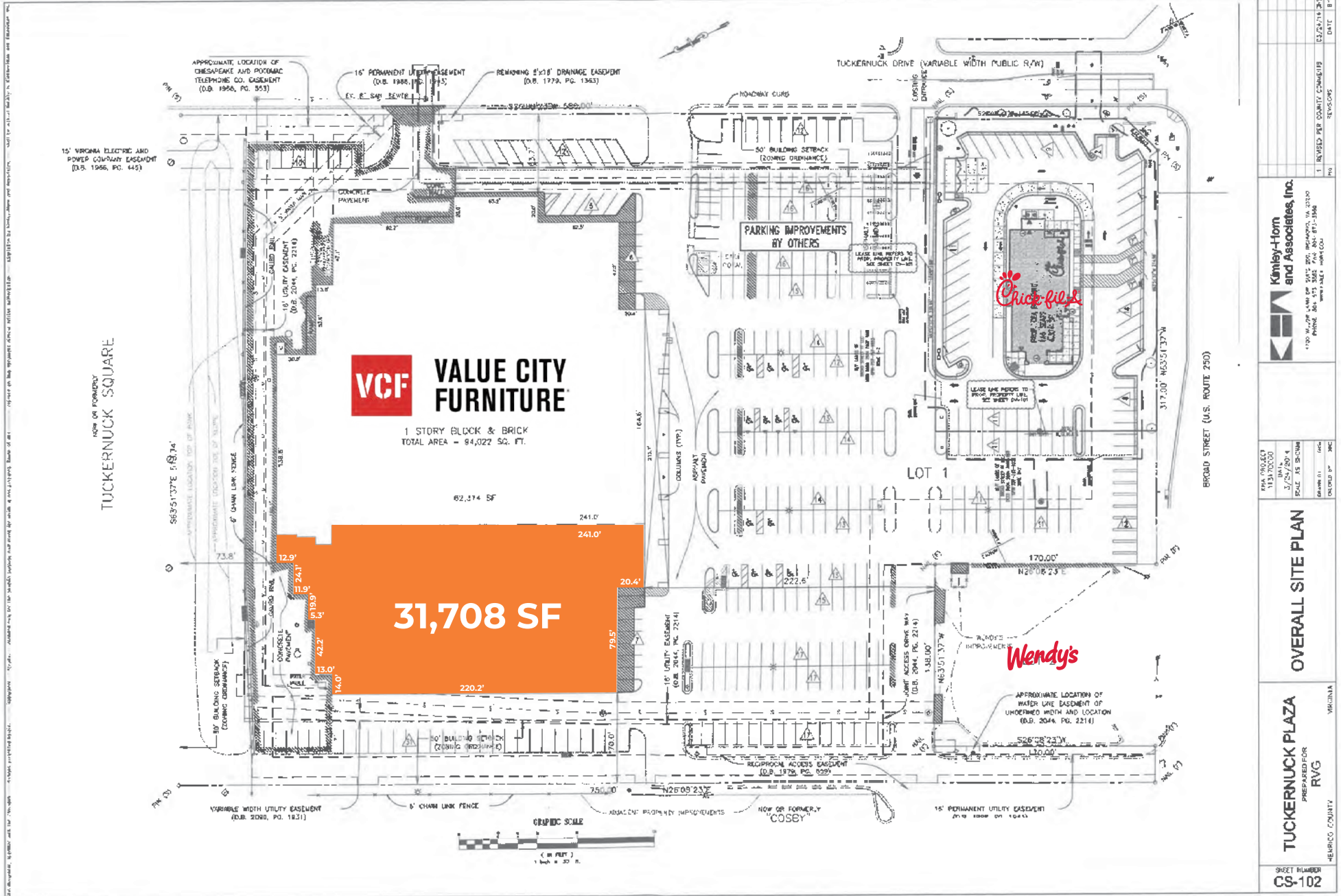
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Unit	Tenant	Square Footage
A	AVAILABLE	±31,708 SF
B	American Signature	±62,781 SF
	Total SF	±94,489 SF



Site Plan



**Kinley-Horn
and Associates, Inc.**
1130 N. 2nd St., Suite 200, Richmond, VA 23260
PHONE: 804.647.8777 FAX: 804.647.8778
WWW.KH-VA.COM

OVERALL SITE PLAN

TUCKERLUCK PLAZA
PREPARED FOR
RVG

SHEET NUMBER
C8-102

DATE: 3/25/2014
SCALE: AS SHOWN
DRAWN BY: JCH
CHECKED BY: JCH

REVISIONS
1 REVISED PER COUNTY COMMENTS
DATE: 03/27/14 BY: JCH

Site Plan



Local Aerial



31,708 SF



62,781 SF



Market Aerial