

TUCKERNUCK PLAZA

9110 W Broad Street, Richmond, VA 23294



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Tuckernuck Plaza

9110 W Broad Street - Richmond, VA 23294

100% Fully Leased!

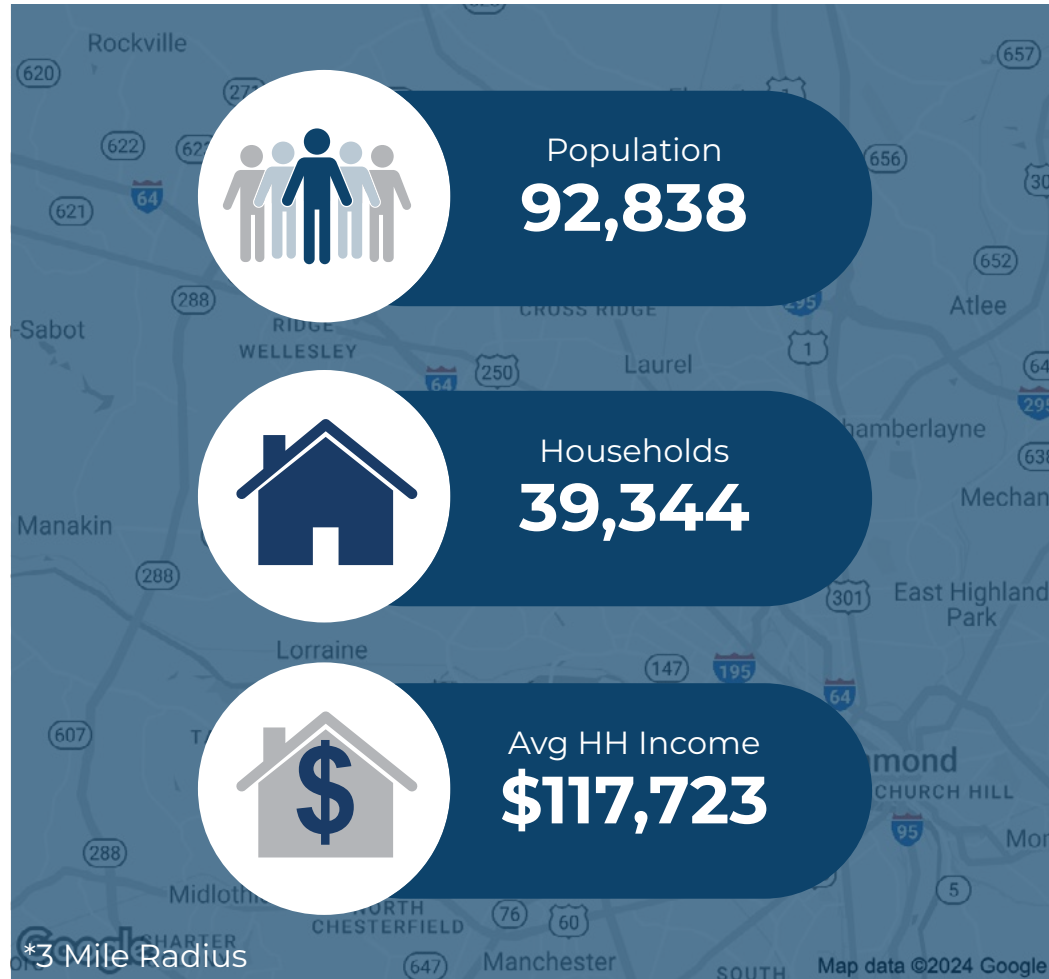
Highlights

- Good visibility on busy W Broad Street (State Route 250) with 37,213 AADT
- 62,314 square feet adjacent to Savers (Coming Soon)
- Loading capabilities available
- Constructed in the mid-1980s
- Large signage and ample parking
- Multiple points of ingress/egress to the asset
- I-64 with 96,667 AADT

MAJOR TENANTS



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.

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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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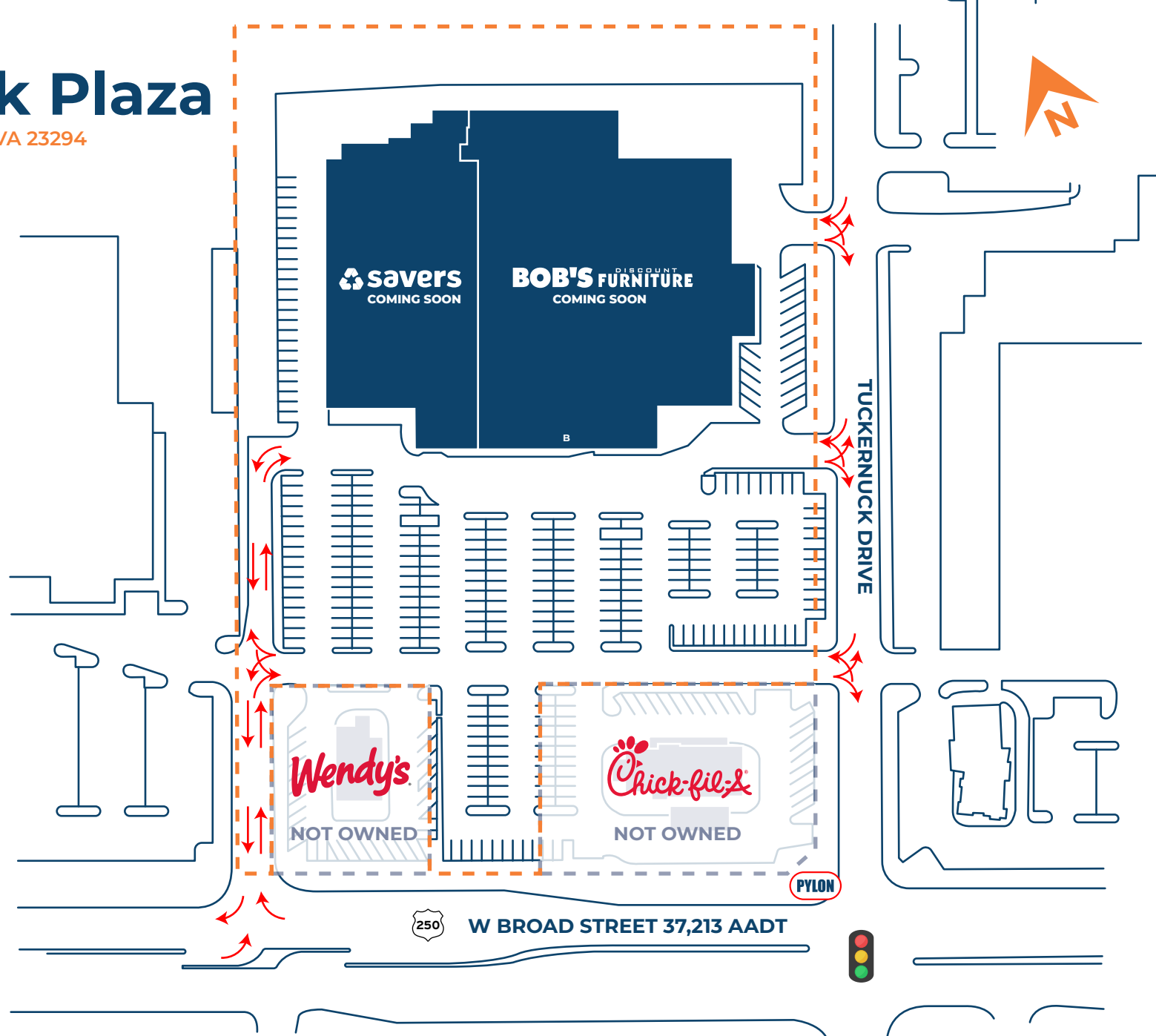
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Unit	Tenant	Square Footage
A	Savers (Coming Soon)	±31,708 SF
B	Bob's Discount Furniture (Coming Soon)	±62,781 SF

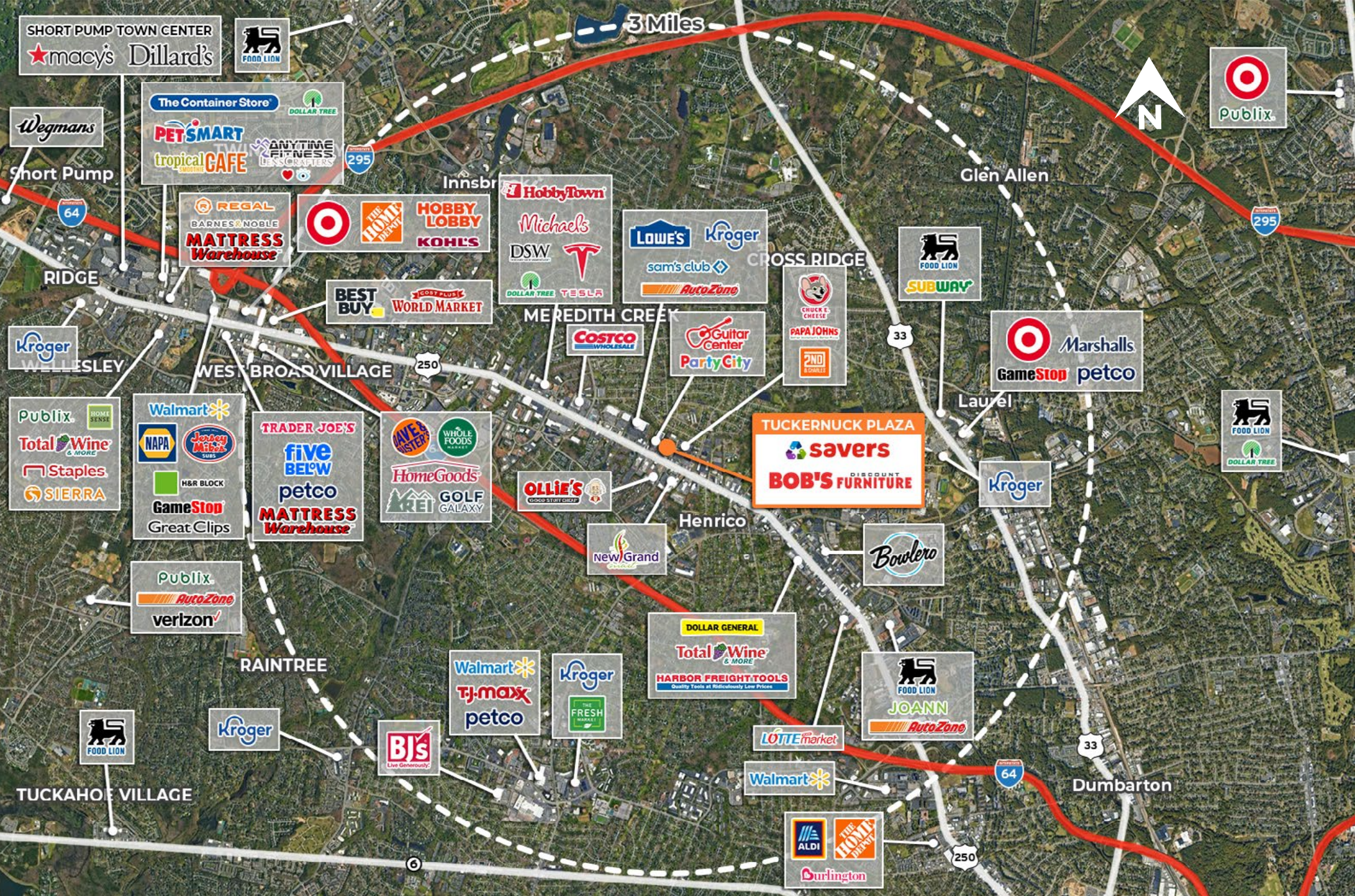
Total GLA: ±94,022 SF



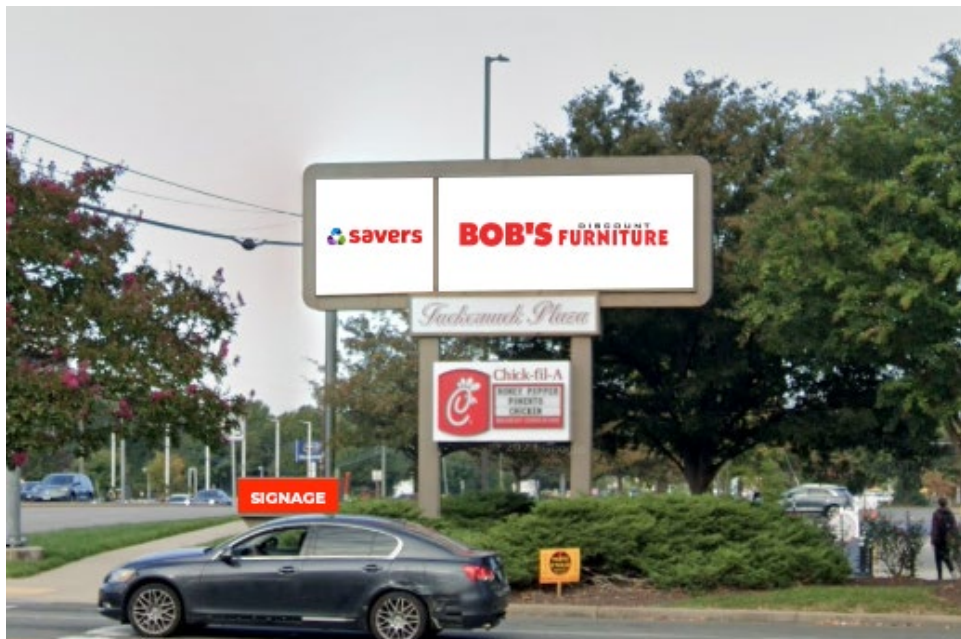
Site Plan



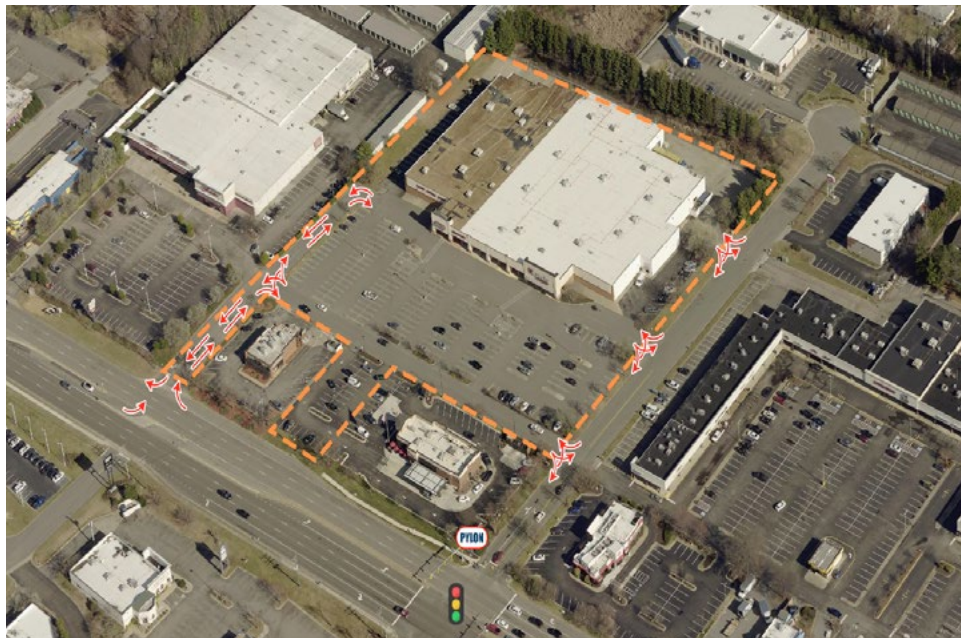
Local Aerial



Market Aerial



62,314 SF



Market Aerial