

Tuckernuck Plaza

9110 W Broad Street - Richmond, VA 23294

31,708 SF Available For Lease



Questions? Contact Us.

Melissa Lippe

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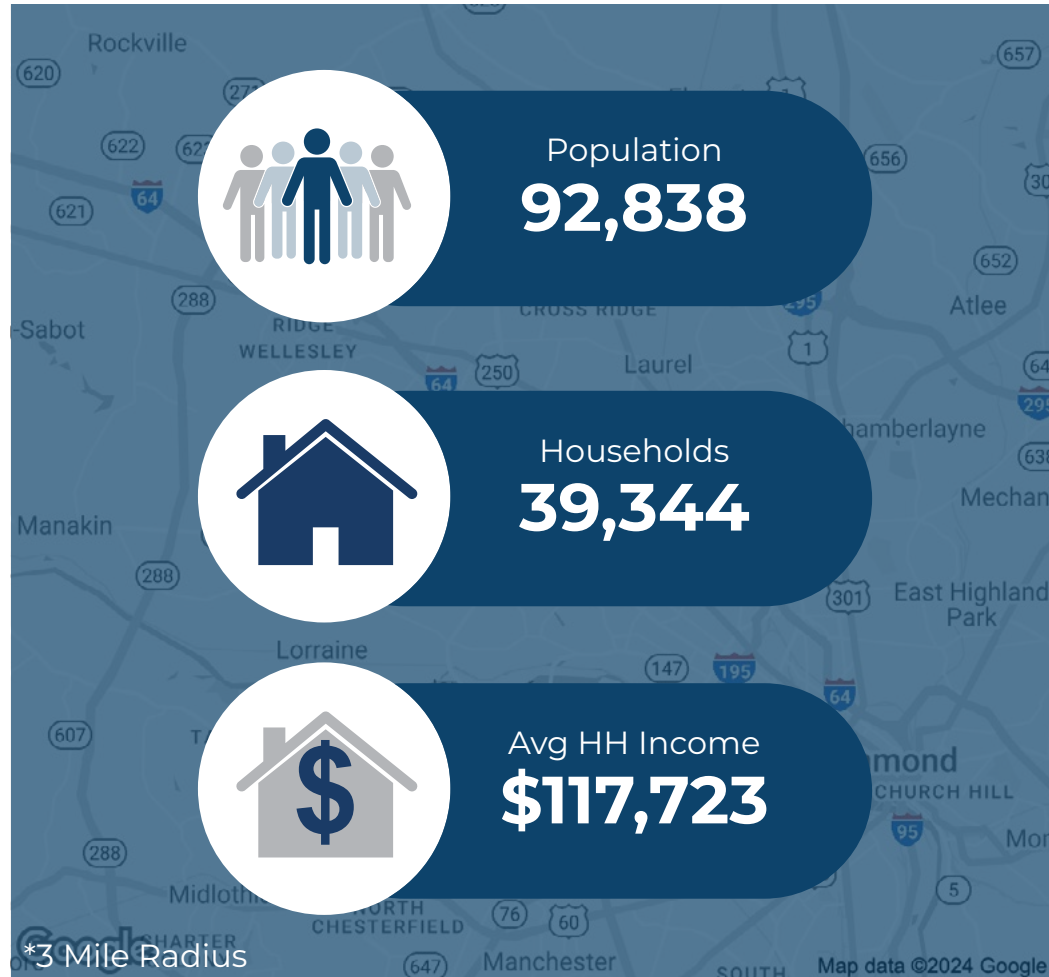
Highlights

- 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



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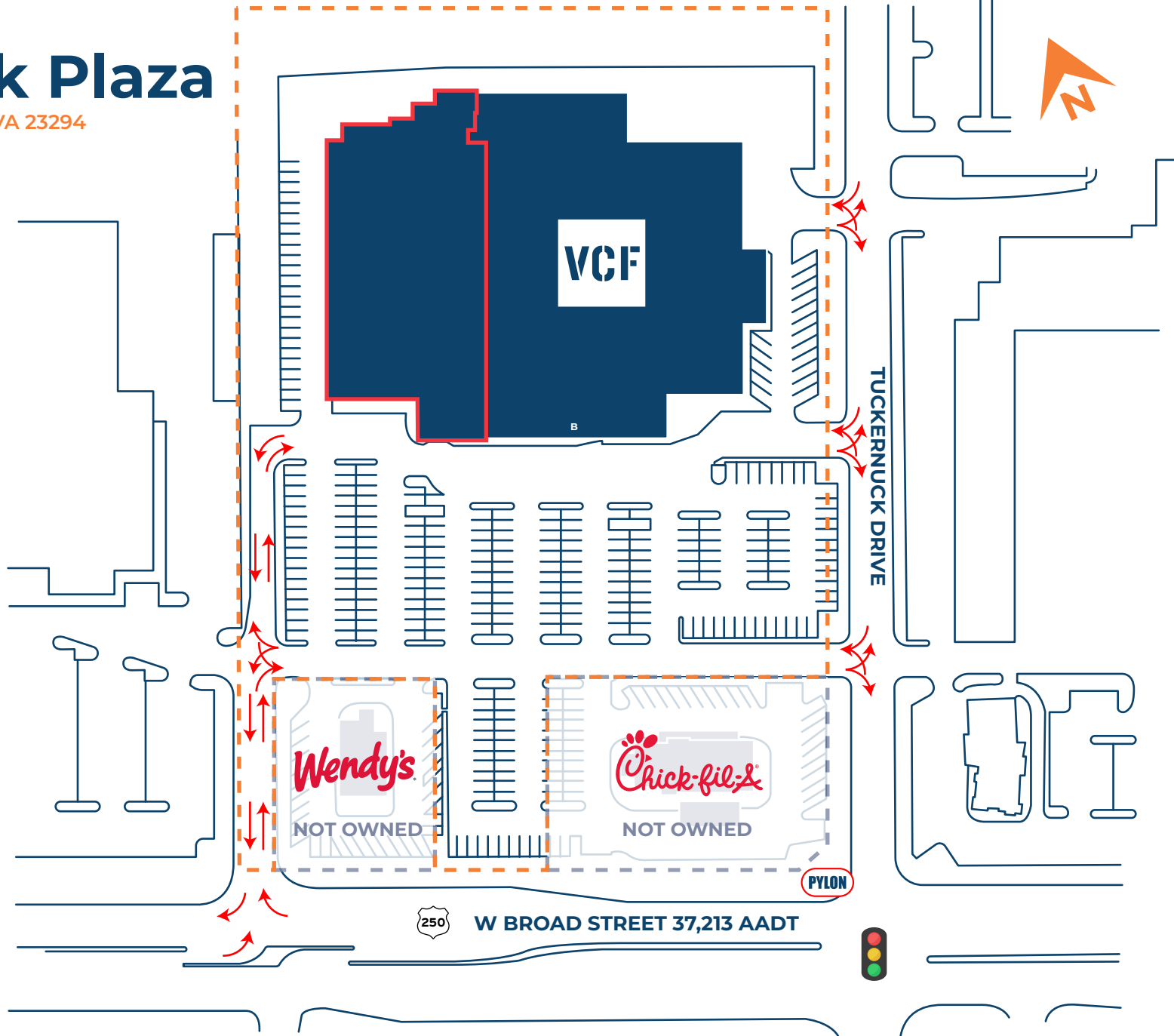
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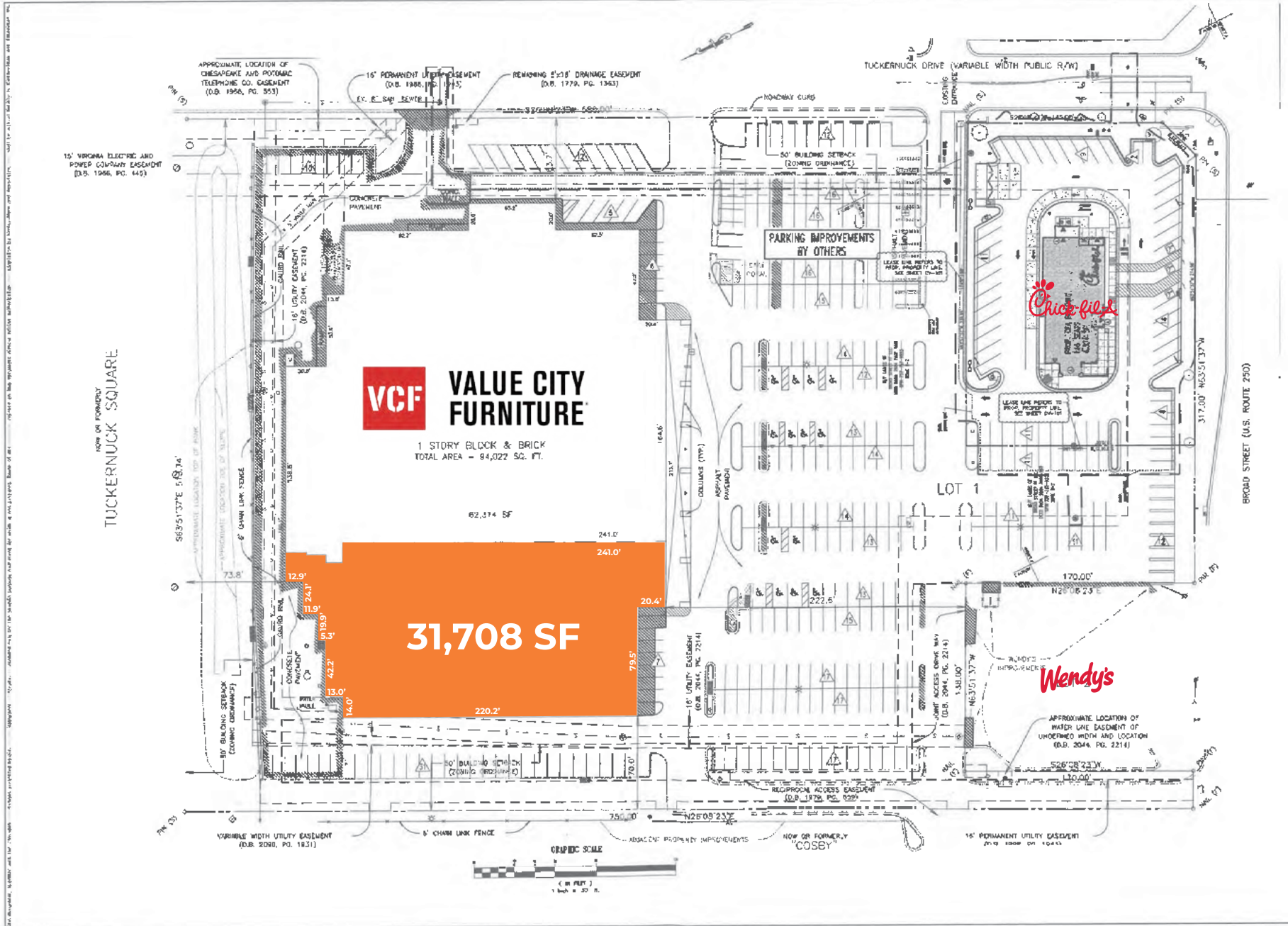
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Unit	Tenant	Square Footage
A	Sam Ash	±31,708 SF
B	American Signature	±62,781 SF
	Total SF	±94,489 SF



Site Plan

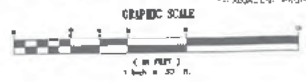


NEW OR FORMERLY
TUCKERLUCK SQUARE

VCF VALUE CITY FURNITURE

1 STORY BLOCK & BRICK
TOTAL AREA = 94,022 SQ. FT.

31,708 SF



<p>Kimley-Horn and Associates, Inc. 1700 N. 17th Street, Suite 200, Raleigh, NC 27601 PHONE: (919) 877-3366 FAX: (919) 877-3366</p>	
<p>PROJECT NO. 17000000 DATE: 3/25/2014 SCALE: AS SHOWN DRAWN BY: [blank] CHECKED BY: [blank]</p>	<p>1 REVISED PER COUNTY COMMENTS DATE: 03/27/14 JES</p>
<p>OVERALL SITE PLAN</p>	
<p>TUCKERLUCK PLAZA PREPARED FOR RVG</p>	
<p>SHEET NUMBER C8-102</p>	
<p>HENRICO COUNTY, VIRGINIA</p>	

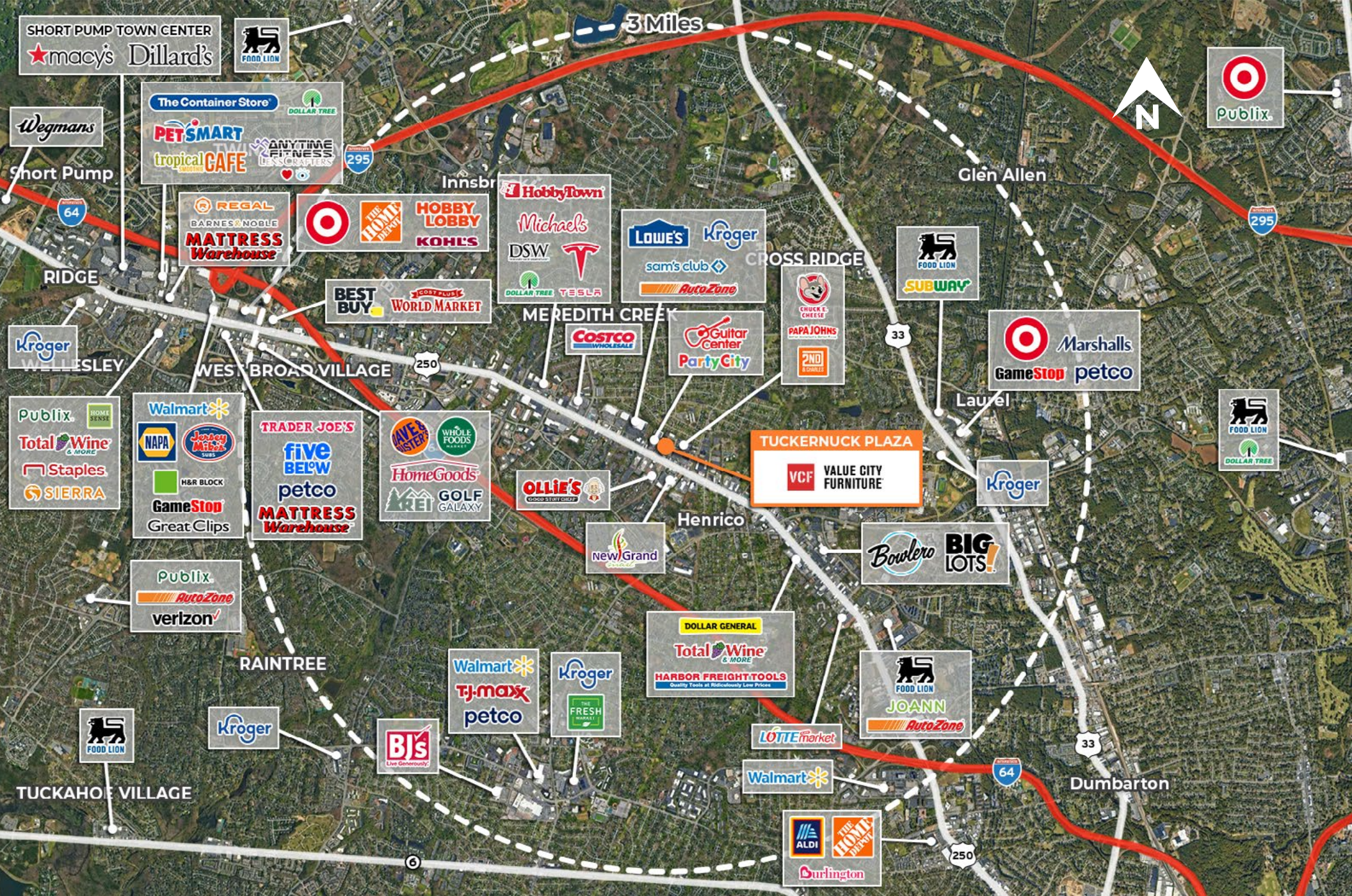
Site Plan

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Local Aerial

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Market Aerial

31,708 SF



62,781 SF



Market Aerial