

REGENCY

PARHAM ROAD AT QUIOCCASIN AND EASTRIDGE
ROADS | HENRICO COUNTY, VA

LAST 2!

OUTPARCEL OPPORTUNITIES



As Owner/Agent:

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THALHIMER



OVERALL REDEVELOPMENT SITE PLAN

9

**1.11 ACRES
DRIVE-UP AND
DRIVE-THRU OPTIONS**

The site plan illustrates the Regency entrance area, including a large parking lot with numbered stalls (1-32), a building labeled 'SHEETZ' (61,300 SF), and a trash area. The plan is bounded by QUIOCASIN RD (16,000 VPD) to the north, STARLING DRIVE to the west, and REGENCY ENTRANCE to the south. A blue line outlines the project area. A traffic light is shown at the intersection of QUIOCASIN RD and STARLING DRIVE. The plan also shows various dimensions, easements, and a 'VALVOL TRUST' area to the east.

STARLING DRIVE

QUIOCCASIN RD – 16,000 VPD



SHEETZ



REGENCY ENTRANCE



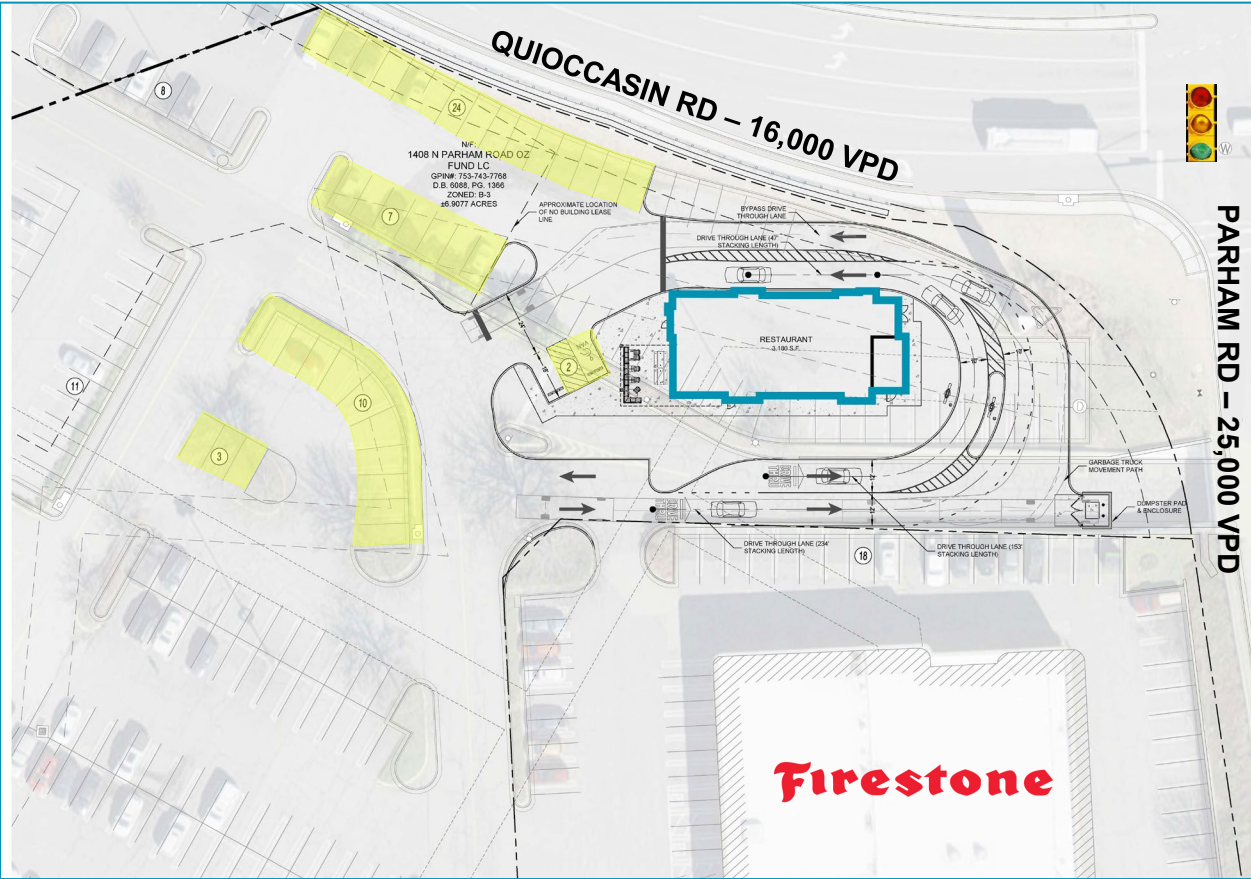
OUTPARCEL

10

3,750 SF FREESTANDING
OR UP TO 3,180 SF WITH
DRIVE-THRU

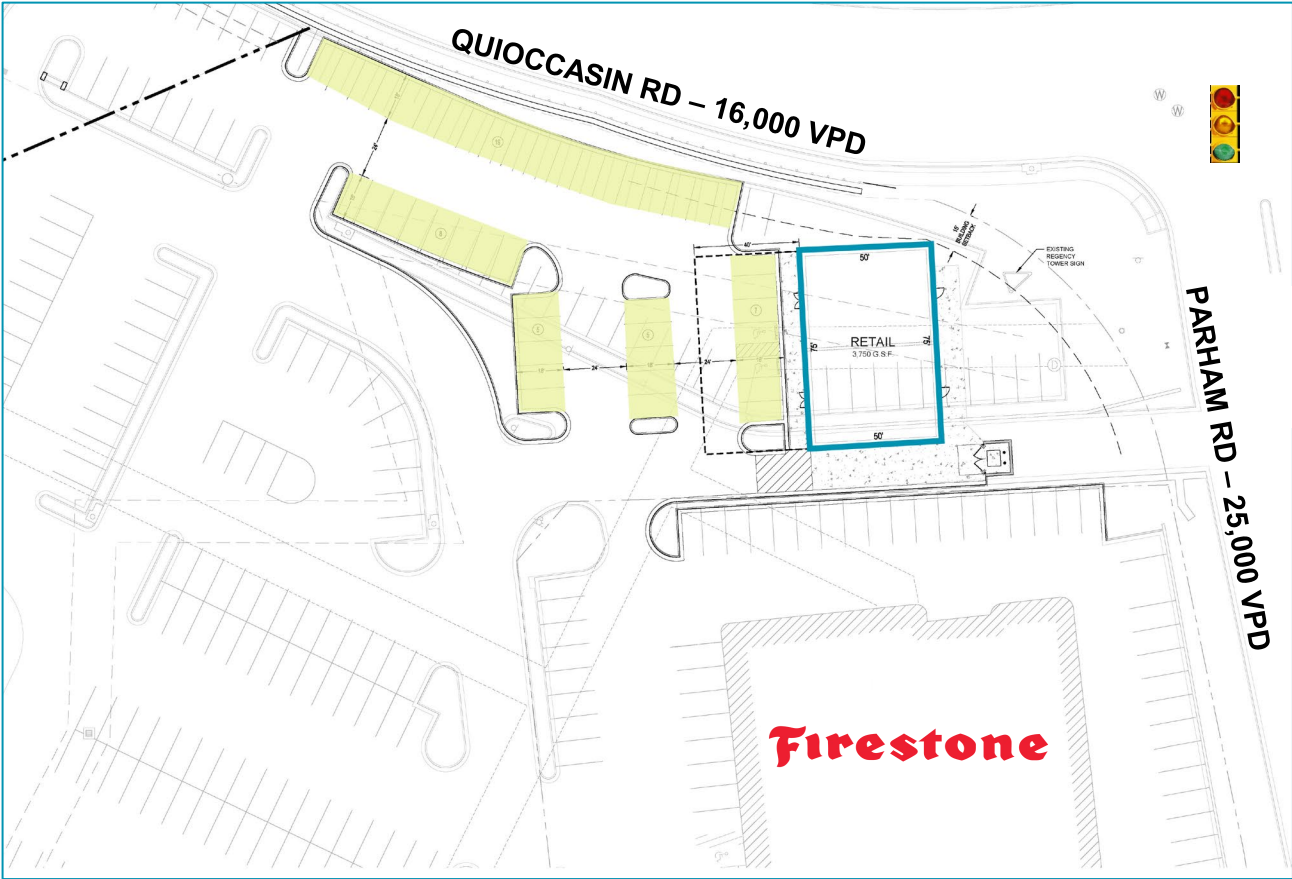
POTENTIAL LAYOUTS

Option 1:



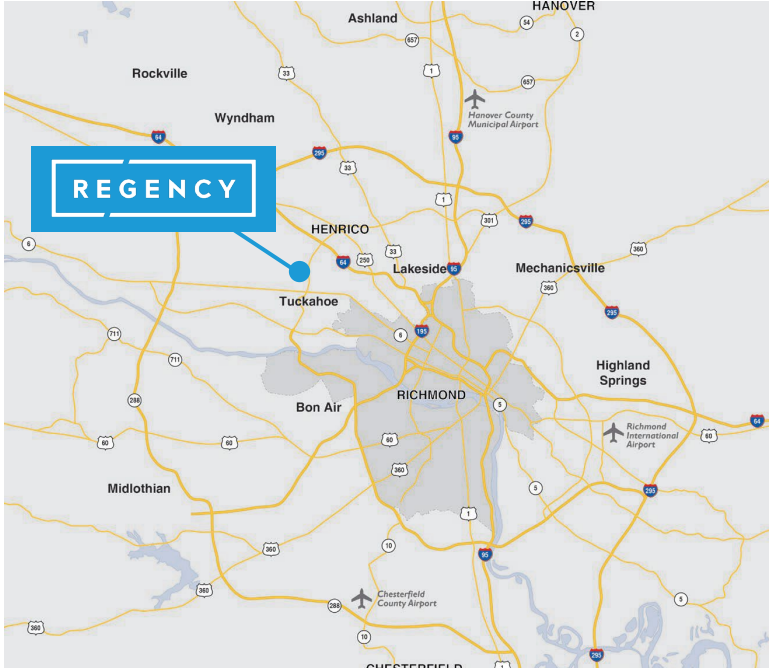
37 PARKING SPACES

Option 2:



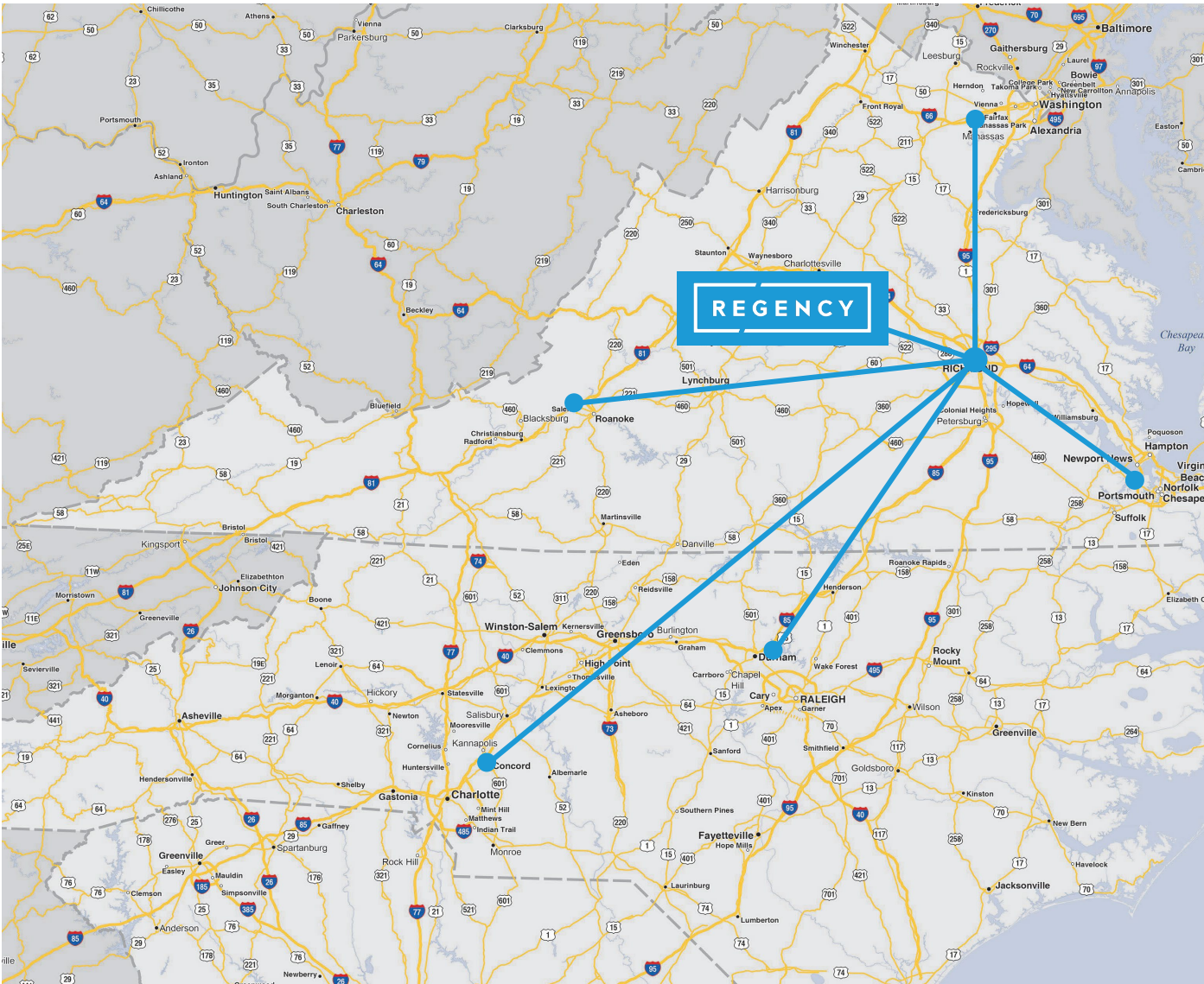
44 PARKING SPACES

LOCATION OVERVIEW



Drive Time to Nearby Cities

CITY	TIME
Richmond, Virginia (CBD)	7 minutes
Washington D.C.	1 hour, 26 minutes
Virginia Beach, Virginia	2 hours, 2 minutes
Raleigh, North Carolina	2 hours, 41 minutes
Roanoke, Virginia	2 hours, 42 minutes
Charlotte, NC	4 hours, 42 minutes



DEMOGRAPHICS

DRIVE TIMES	7 MINUTE	12 MINUTE	15 MINUTE
2024 Population	54,264	150,520	206,326
2029 Projected Population	53,421	150,414	209,291
2024 Households	22,616	63,006	88,897
2029 Projected Households	22,178	62,658	89,918
2024 Average Household Income	\$141,571	\$145,284	\$147,977
2029 Projected Household Income	\$147,815	\$151,616	\$154,471
Bachelor's Degree +	55.9%	56.8%	58%
Daytime Employees	20,701	91,332	145,189

RADI	1 MILE	3 MILE	5 MILE
2024 Population	12,548	80,804	201,079
2029 Projected Population	12,320	79,628	201,609
2024 Households	4,948	32,933	84,655
2029 Projected Households	4,833	32,290	84,366
2024 Average Household Income	\$110,499	\$153,399	\$151,504
2029 Projected Household Income	\$114,646	\$160,169	\$158,489
Bachelor's Degree +	47.2%	57.6%	56.6%
Daytime Employees	4,183	49,131	132,324

CONSUMER EXPENDITURE	1 MILE	3 MILE	5 MILE
2024 Retail Expenditure	\$150M	\$1.4B	\$3.8B

TRADE AREA PROFILE	
2024 Population	1,315,849
2029 Projected Population	1,358,802
2024 Households	522,750
2029 Projected Households	546,141
2024 Median Age	38.93
2024 Average Household Income	\$118,532
2029 Projected Average Household Income	\$136,370



20,701

7-MINUTE DAYTIME
EMPLOYEES



201,079

5-MILE POPULATION



\$151,504

5-MILE AVERAGE
HOUSEHOLD INCOME



\$3.8 B

5-MILE 2024 RETAIL
EXPENDITURE



522,750

NO. OF HOUSEHOLDS
IN TRADE AREA



\$118,532

AVERAGE HH INCOME
IN TRADE AREA



the
RISE
OF REGENCY

SURGE
ADVENTURE PARK



BJ's



(FUTURE)
CHASE

SHEETZ



OUTPARCEL 9



FirstWatch
The Daytime Cafe

NOVA
SWIMMING

OUTPARCEL 10

Firestone

CareNow
Urgent Care



N PARHAM RD - 25,000 VPD

16,000 VPD

TRUIST

Bon
Secours

T-Mobile

Walmart
Save money. Live better.

QUIOCASIN RD

EASTRIDGE RD - 11,000 VPD

N PARHAM RD - 25,000 VPD



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