



Broadview Shopping Center

30 Broad Street Road
Manakin-Sabot, VA

Ground Lease Opportunity

Outparcels Available



FOR MORE INFORMATION CONTACT:

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- Outparcels for ground lease $\pm$ 1.06 & 0.77 acres
- Food Lion and Dollar General anchored center, with McDonald's, Taco Bell & Acme Stoves
- Popular grocery & shopping destination servicing all of Eastern Goochland
- Water & sewer available to all outparcels
- 1,000+ Units of New Residential Developments in the Surrounding Area:
 - Readers Branch
 - Tuckahoe Bridge
 - Mosaic at West Creek
 - Manakin Towne
 - Harpers Mill
 - Songbird

DEMOGRAPHICS

	3 Miles	5 Miles
Population	11,563	63,973
Median HH Income	\$136,092	\$134,277
Average HH Income	\$163,347	\$165,238



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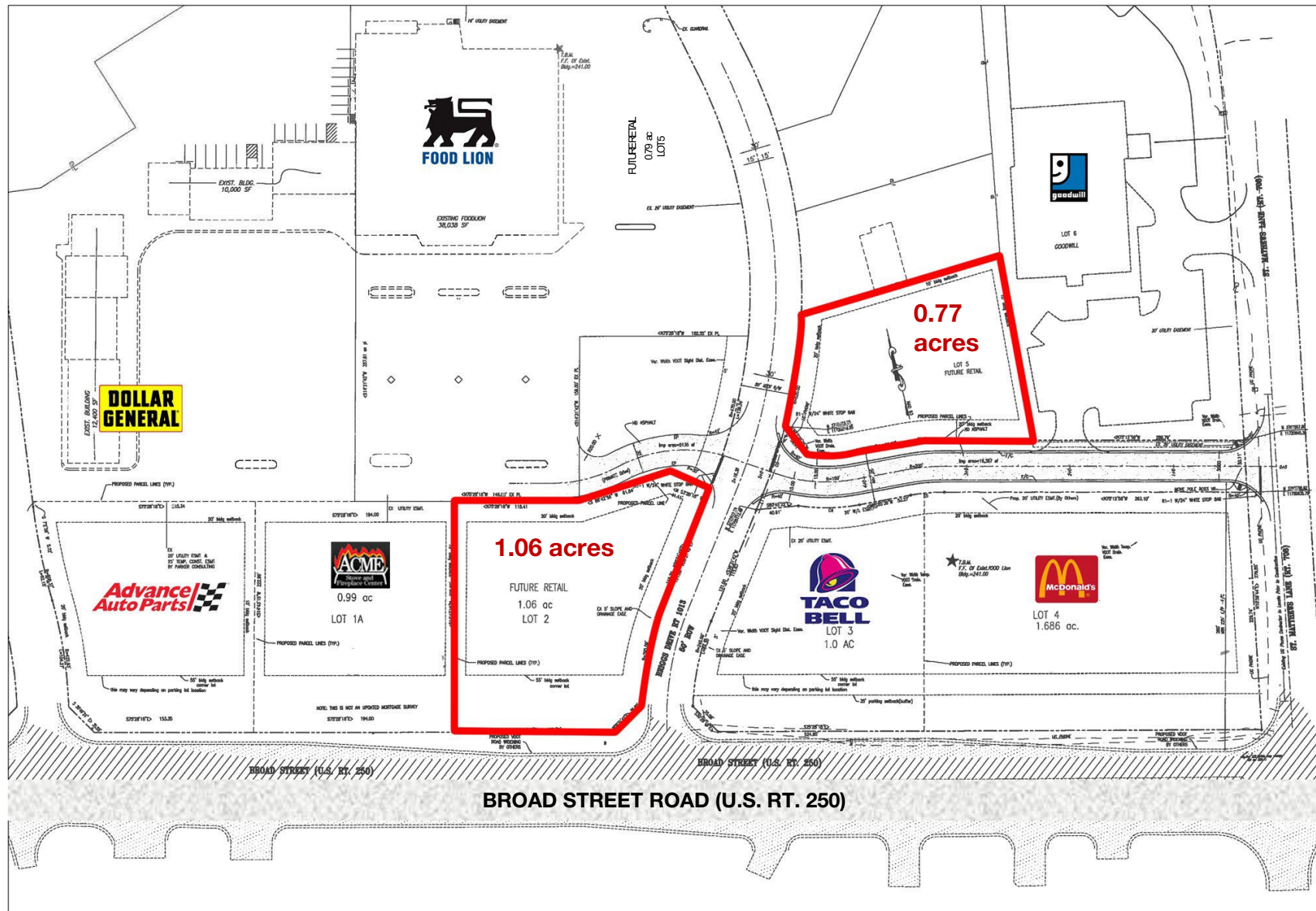
BROADVIEW SHOPPING CENTER Goochland County, Virginia

1-4	Dollar General	7,300 sq ft
5	Family Docs	1,000 sq ft
6-7	Pivot	3,400 sq ft
8	Coleman's	1,000 sq ft
9	Pak Mail	1,000 sq ft
10	Enterprise Rent-A-Car	2,000 sq ft
11	Nail Salon	1,000 sq ft
12-14	Sports Page	3,000 sq ft
15-16	ABC Store	2,000 sq ft
17-18	China Bistro	2,000 sq ft
19	Food Lion	34,000 sq ft
Total		57,700 SQ FT



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