

RIDGE SHOPPING CENTER

1503 - 1567 NORTH PARHAM ROAD, HENRICO, VA 23229

FOR LEASE




LOCATION DESCRIPTION

Signalized access to Parham Road (+29,000 VPD)

PROPERTY HIGHLIGHTS

- 1,200 - 4,800 SF RETAIL SPACES AVAILABLE
- 5% CO-BROKER FEE FOR LEASES SIGNED BY 4/30/2024
- Adjacent to Walmart and Regency mixed-use redevelopment'
- Shared intersection with 2 million SF Regency development
- Strong National and boutique local co-tenancy



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,438	85,533	206,195
Daytime Population	13,723	101,650	239,403
Average HH Income	\$96,439	\$135,087	\$138,449



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SUITE	TENANT NAME	SPACE SIZE
1563-67	Sola Salon	7,411 SF
1561	Reefology	1,200 SF
1557	Available	2,400 SF
1549	Village Dance Studio	4,800 SF
1547	Little Caesars	1,158 SF
1545	Available	1,200 SF
1543	Available	2,400 SF
1541	Sweet Frog	1,200 SF
1539	Lustre by Adolf	1,200 SF
1537	Club Pilates	2,400 SF
1533	Vacuum City	800 SF
1531	Gamestop	1,600 SF
1529	Chick-Fil-A	4,324 SF
1527	Fresh Market	21,437 SF

SUITE	TENANT NAME	SPACE SIZE
1525-B	Regal Nails & Spa	3,052 SF
1523	Banner's Hallmark Shop	4,800 SF
1521	VA ABC	3,600 SF
1519	Pet Supplies Plus	6,000 SF
1517-D	Tiffany's Bridal Shop	4,800 SF
1517-C	Available	4,800 SF
1517-B	Los Panchos	4,800 SF
1517-A	Sherwin Williams	3,600 SF
1515	Hand & Stone Massage	3,000 SF
1513	Tropical Smoothie	1,513 SF
1511	Available	1,500 SF
1507	Available	2,400 SF
1505	Fluff and Buff	1,575 SF
1501	Hangry Joe's	1,837 SF



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