



SHOPPING CENTER FOR LEASE

1523 NORTH PARHAM ROAD, HENRICO, VA 23229

## RIDGE SHOPPING CENTER



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

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## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Available: 800 - 4,800 SF
- 101,394 SF Fresh Market anchored shopping center
- Adjacent to Walmart and Regency mixed-use redevelopment
- Shared intersection with 2 million SF Regency Development
- Strong national and boutique local co-tenancy
- Traffic count: Parham Rd (35,000 VPD) & Quiocassin Rd (16,000 VPD)

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,036	35,558	84,792
Total Population	13,027	87,851	206,201
Average HH Income	\$95,027	\$132,945	\$140,941

### JOIN THESE NATIONAL RETAILERS



### NEIGHBORING NATIONAL RETAILERS



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PROPERTY SUMMARY // 2

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## SITE PLAN



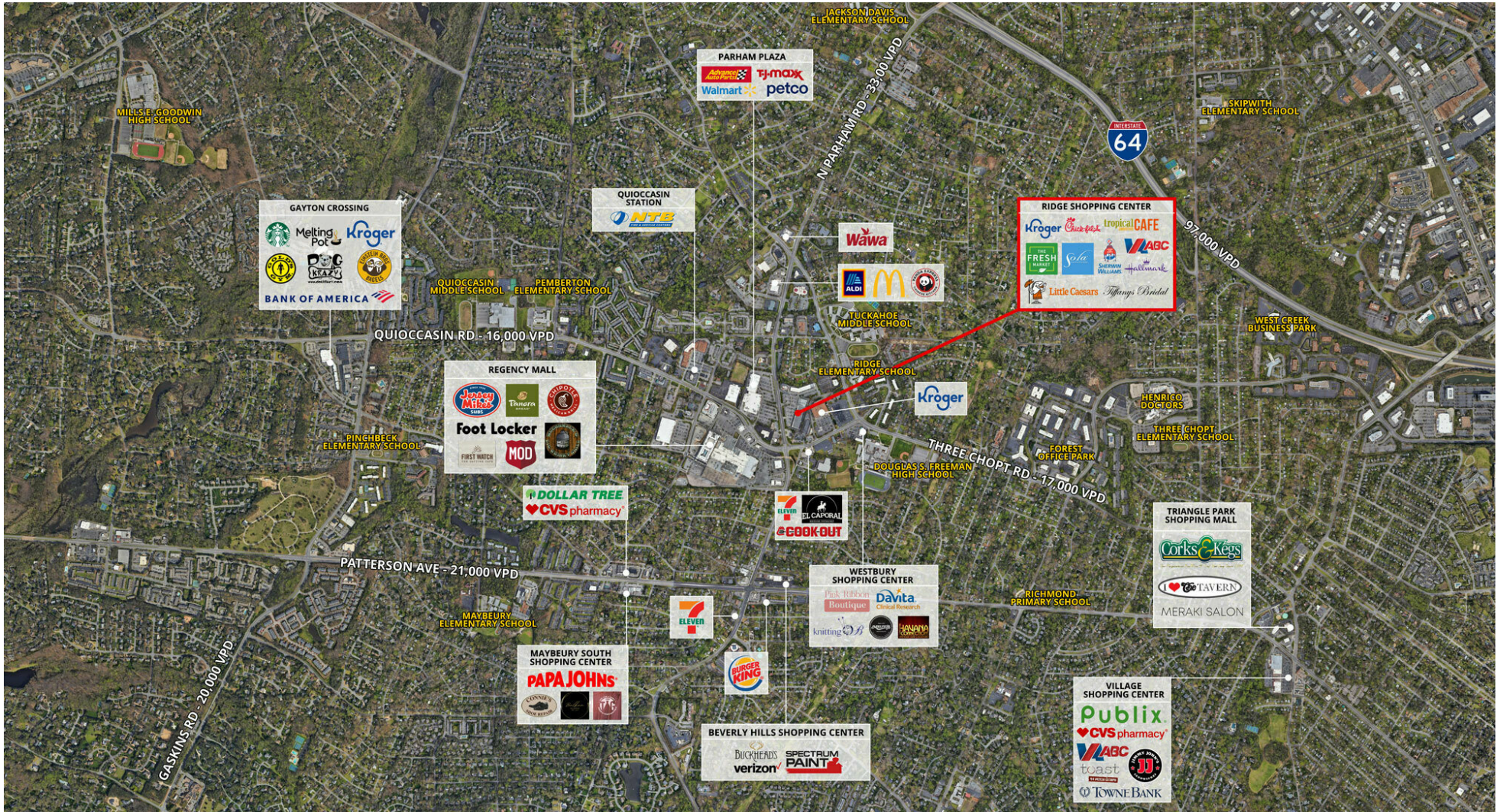
N PARHAM ROAD - 29,000 VPD

UNIT	SQ FT	TENANT
1563-67	7,411	Sola Salon
1561	1,200	Reefology
<b>1557</b>	<b>2,400</b>	<b>AVAILABLE</b>
1549	4,800	Village Dance Studio
1547	1,158	Little Ceasers
1545	1,200	Great Clips
1543	2,400	Lustre by Adolf
1541	1,200	Sweet Frog
<b>1539</b>	<b>1,200</b>	<b>COMING SOON</b>
1537	2,400	Club Pilates
<b>1533</b>	<b>800</b>	<b>AVAILABLE</b>
1531	1,600	Lacrosse Unlimited
1529	4,324	Chick-Fil-A
1527	21,437	Fresh Market
1525-B	3,052	Regal Nails & Spa
1523	4,800	Banner's Hallmark Shop
1521	3,600	VA ABC
1519	6,000	Pet Supplies Plus
1517-D	4,800	Tiffany's Bridal Shops
<b>1517-C</b>	<b>4,800</b>	<b>AVAILABLE</b>
1517-B	4,800	Los Panchos
1517-A	3,600	Sherwin Williams
1515	3,000	Hand & Stone Massage
1513	1,513	Tropical Smoothie
1511	1,500	Shawarma Bistro
<b>1507</b>	<b>2,400</b>	<b>AVAILABLE</b>
1505	1,575	Fluff and Buff
1501	1,837	Hungry Joe's

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MARKET AERIAL



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MARKET AERIAL // 4

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,027	87,851	206,201
Average Age	39	40	41
Average Age (Male)	37	39	40
Average Age (Female)	40	41	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,036	35,558	84,792
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$95,027	\$132,945	\$140,941
Average House Value	\$390,645	\$482,704	\$503,752

Demographics data derived from AlphaMap

