



THALHIMER

RETAIL FOR LEASE Powhatan Plaza

2105 Academy Road | Powhatan, Virginia

1,200 - 7,200 SF AVAILABLE



Food Lion Anchored Shopping Center

For more information, contact:

DANIELLE BECKSTOFFER

Associate
804 344 7174
danielle.beckstoffer@thalhimer.com

PETE WALDBAUER

First Vice President
804 697 3564
pete.waldbauer@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield \ Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

RETAIL FOR LEASE Powhatan Plaza

2105 Academy Road | Powhatan, Virginia

Property Features

- 1,200 - 7,200 SF AVAILABLE
- Food Lion anchored shopping center
- Mix of convenience and daily-use businesses
- Fronting on Anderson Highway (U.S. Route 60), Powhatan's major thoroughfare
- High income area, average household income over \$112,000
- Powhatan population increased 28% over the past 15 years

Join Tenants & Nearby Retailers



Demographics

	3 Miles	5 Miles	10 Miles
Population	5,935	13,569	34,828
Est. Households	2,193	4,916	12,143
Avg. HH Income	\$108,931	\$103,534	\$112,126
Traffic Count	27,000 VPD – U.S. Route 60		



For more information, contact:

DANIELLE BECKSTOFFER

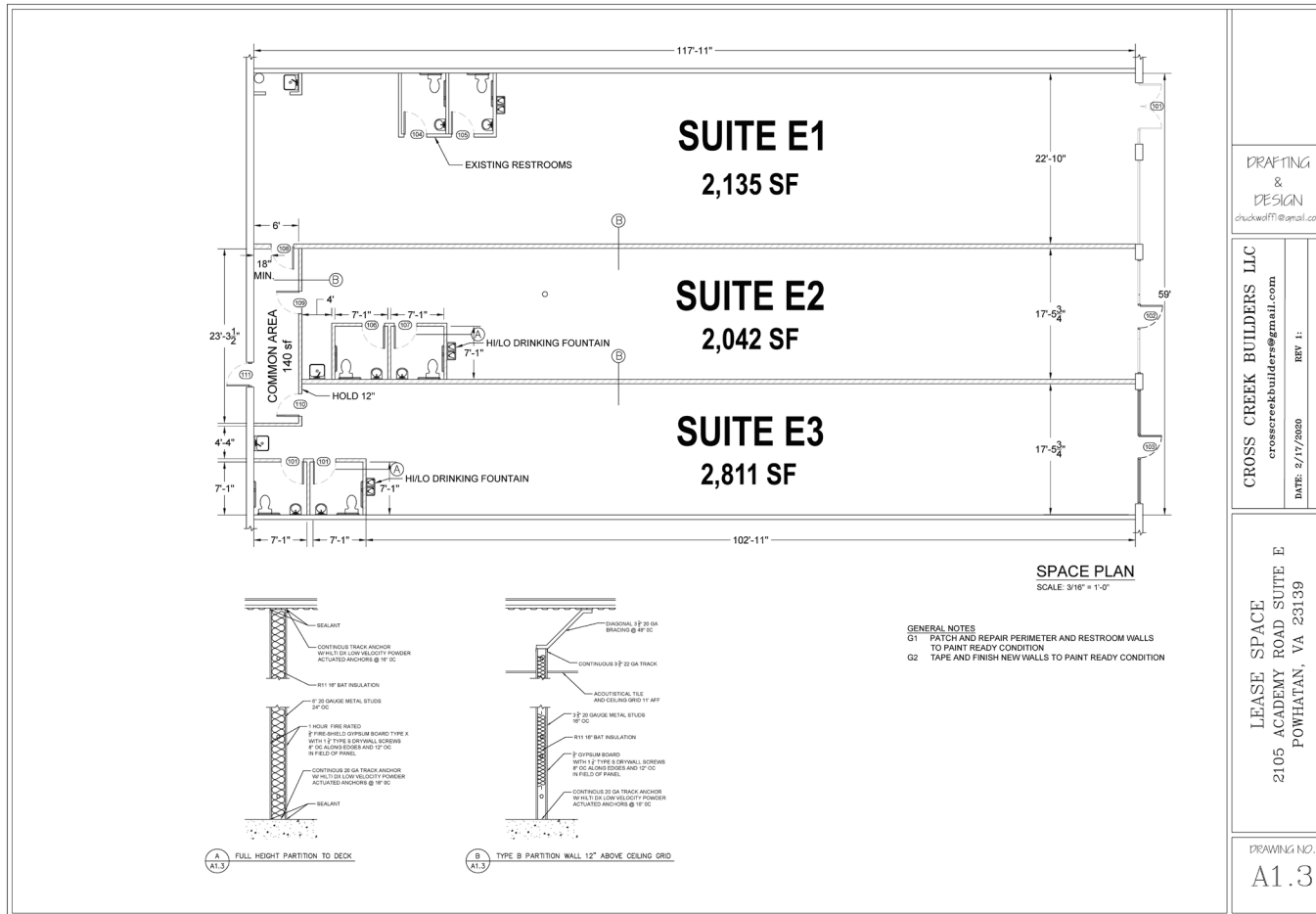
Associate
804 344 7174
danielle.beckstoffer@thalhimer.com

PETE WALDBAUER

First Vice President
804 697 3564
pete.waldbauer@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Floorplan



SPACES - \$18.50/SF, NNN

Suite E1 2,135 SF

Suite E2 2,042 SF

Suite E3 2,811 SF

SPACE - \$23.00/SF, NNN

Suite
not shown 1,200 SF

For more information, contact:

DANIELLE BECKSTOFFER

Associate

804 344 7174

danielle.beckstoffer@thalhimer.com

PETE WALDBAUER

First Vice President

804 697 3564

pete.waldbauer@thalhimer.com

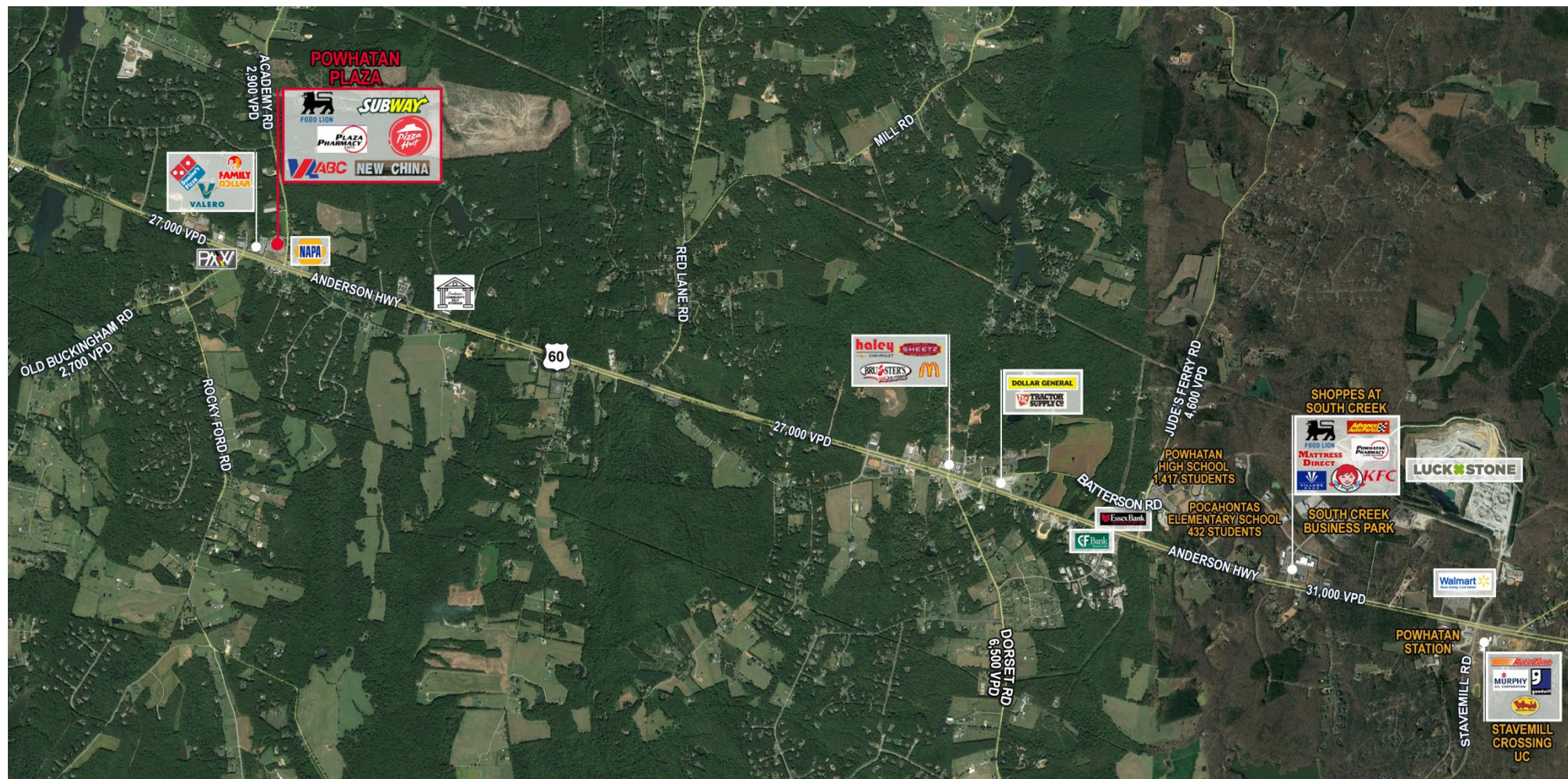
Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com



THALHIMER

RETAIL FOR LEASE Powhatan Plaza

2105 Academy Road | Powhatan, Virginia



For more information, contact:

DANIELLE BECKSTOFFER

Associate
804 344 7174
danielle.beckstoffer@thalhimer.com

PETE WALDBAUER

First Vice President
804 697 3564
pete.waldbauer@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

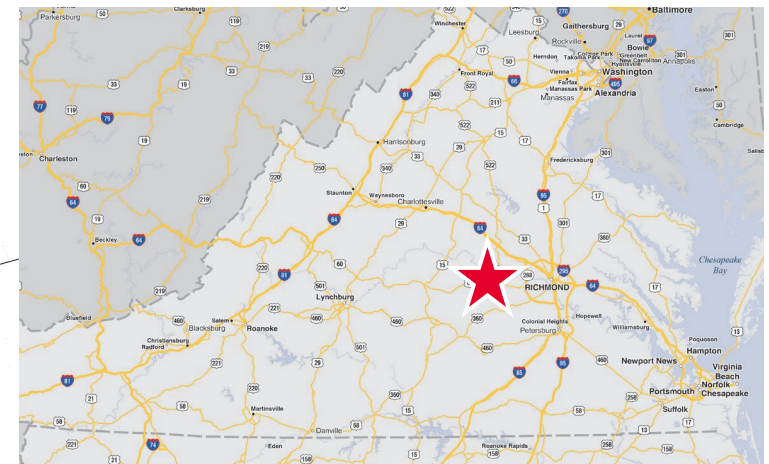
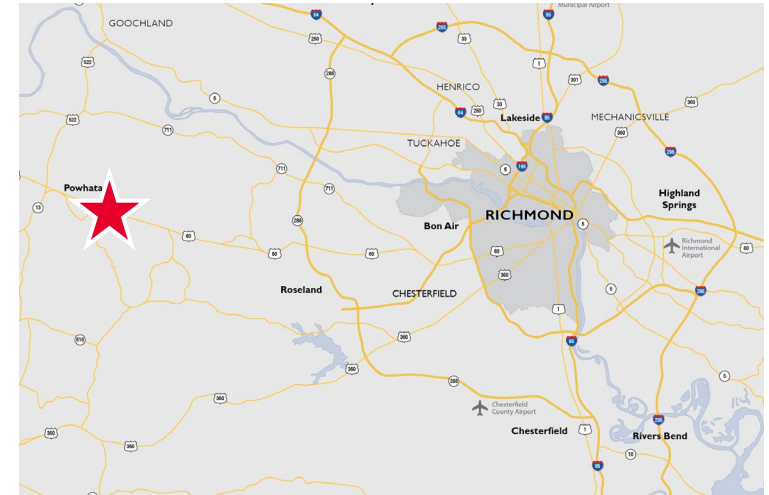
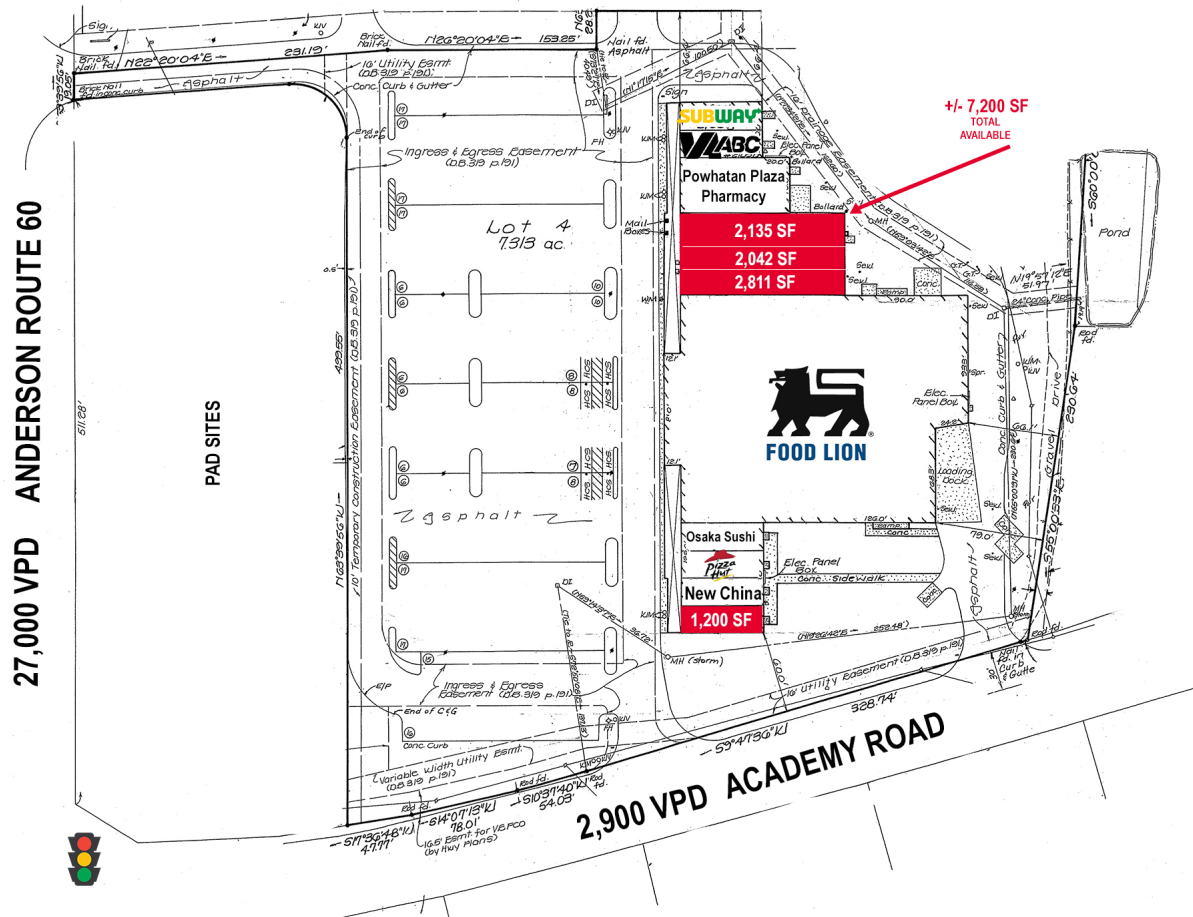
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

RETAIL FOR LEASE Powhatan Plaza

2105 Academy Road | Powhatan, Virginia

Site Plan



For more information, contact:

DANIELLE BECKSTOFFER

Associate

804 344 7174

danielle.beckstoffer@thalhimer.com

PETE WALDBAUER

First Vice President

804 697 3564

pete.waldbauer@thalhimer.com

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com