



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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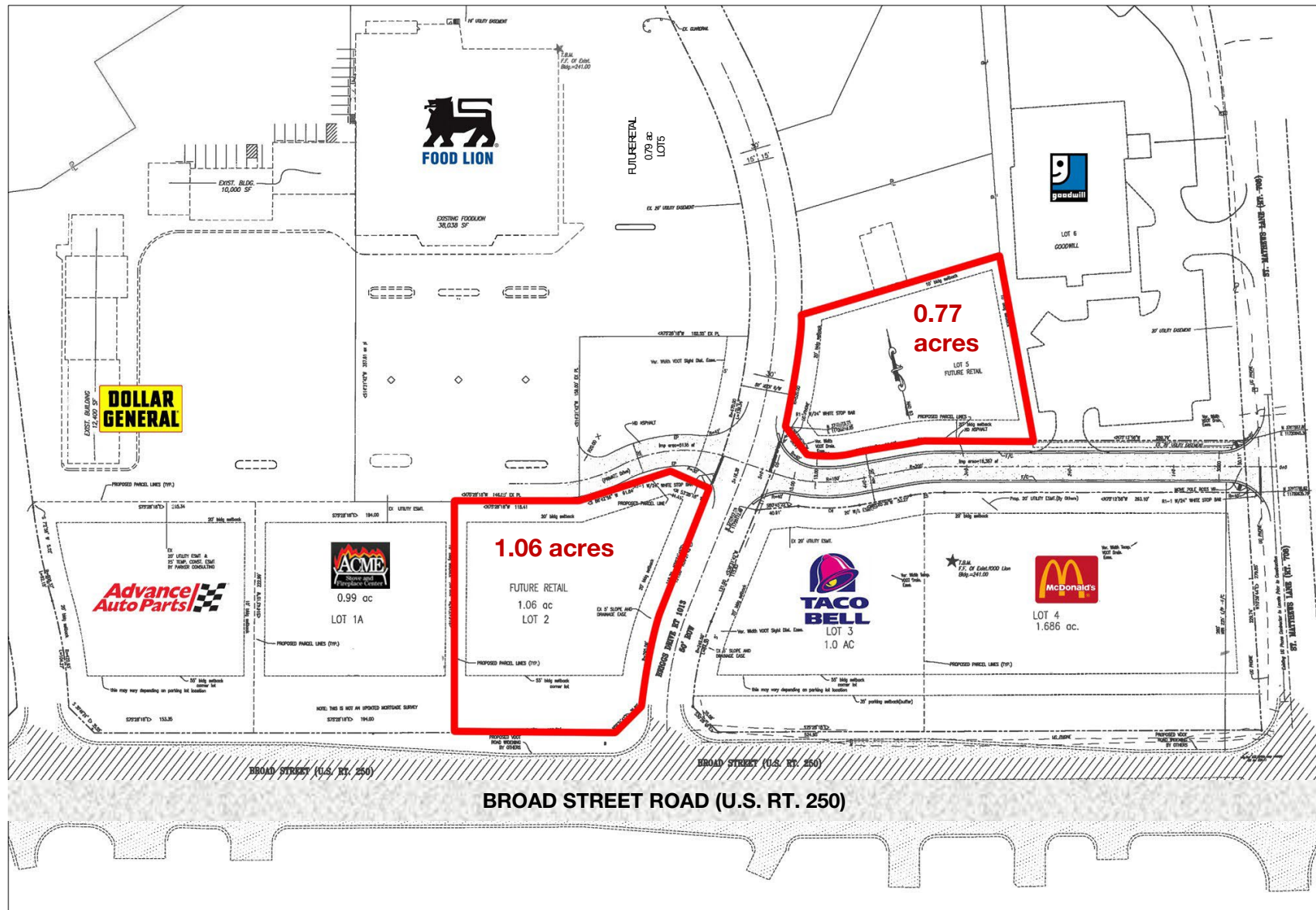
BROADVIEW SHOPPING CENTER Goochland County, Virginia

1-4	Dollar General	7,300 SF
5	Aligned Chiropractic	1,000 SF
6-7	Pivot Physical Therapy	3,400 SF
8	Coleman's	1,000 SF
9	Pak Mall	1,000 SF
10	Enterprise Rent-A-Car	2,000 S
11	Nail Salon	1,000 SF
12-14	Sports Page	3,000 SF
15-16	VA ABC Store	2,000 SF
17-18	China Bistro	2,000 SF
19	Food Lion	34,000 SF
Total		57,700 SF



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BROAD STREET ROAD (U.S. RT. 250)

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