



THALHIMER

RETAIL FOR LEASE
Shops at Wellesley

3416-3470 Lauderdale Drive | Henrico County, Virginia

15,850 SF AVAILABLE



Short Pump | Premier Neighborhood Retail Center

For more information, contact:

REILLY MARCHANT

Senior Associate

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JIM ASHBY

Senior Vice President

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

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Property Features

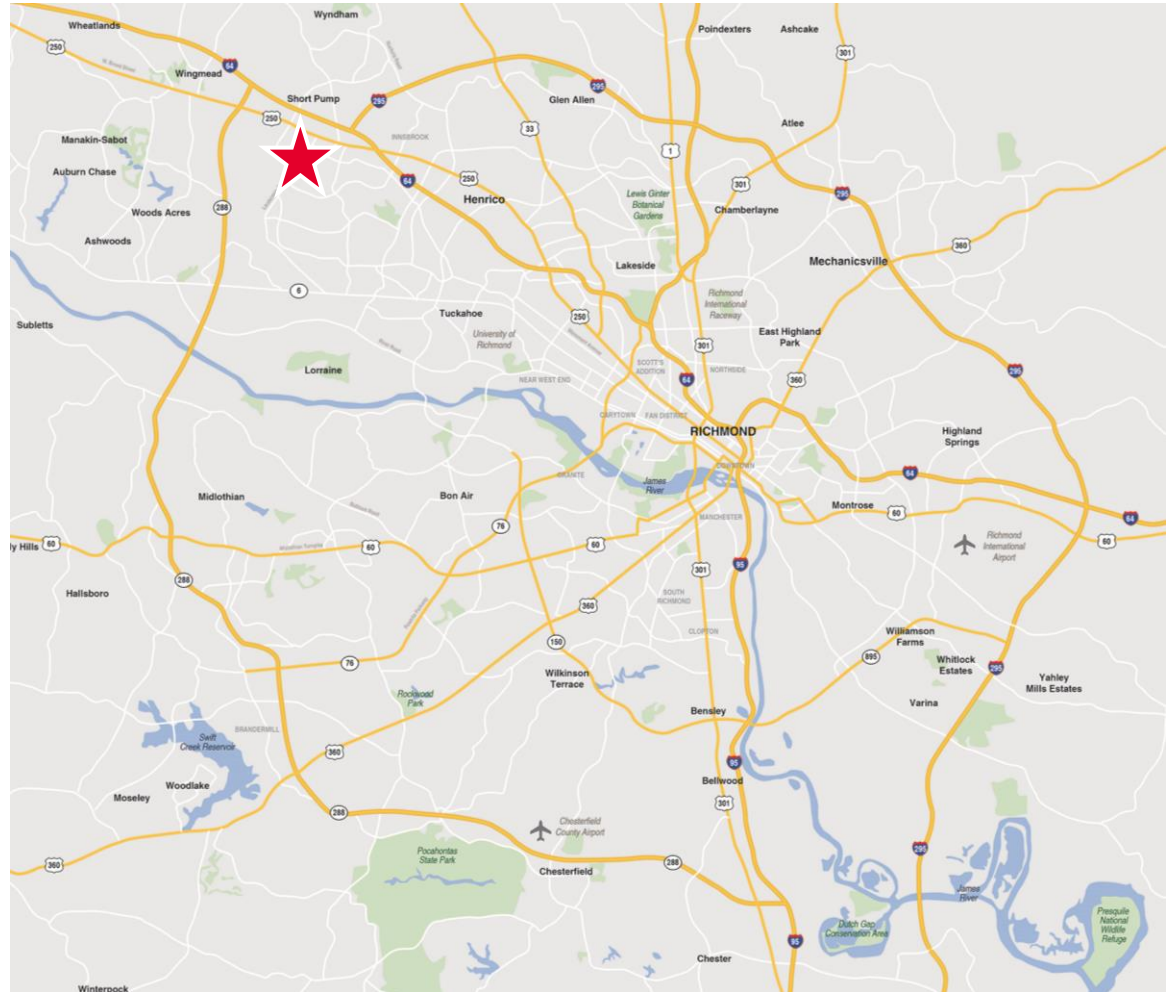
- 42,250 SF Premier Neighborhood Retail Center
- Conveniently located on busy Short Pump thoroughfare
- Strong tenant mix with rare anchor space opportunity
- 11,500 SF Daycare Space
- Existing outdoor play area
- Space can be subdivided
- Two prime position panels available on monument sign
- Future expansion opportunities

Join Tenants & Nearby Retailers



Demographics

	1 Mile	3 Miles	5 Miles
Population	12,725	58,592	135,357
No. of Households	4,513	23,100	53,173
Avg. HH Income	\$155,223	\$125,816	\$116,846
Daytime Population	8,770	36,143	69,051



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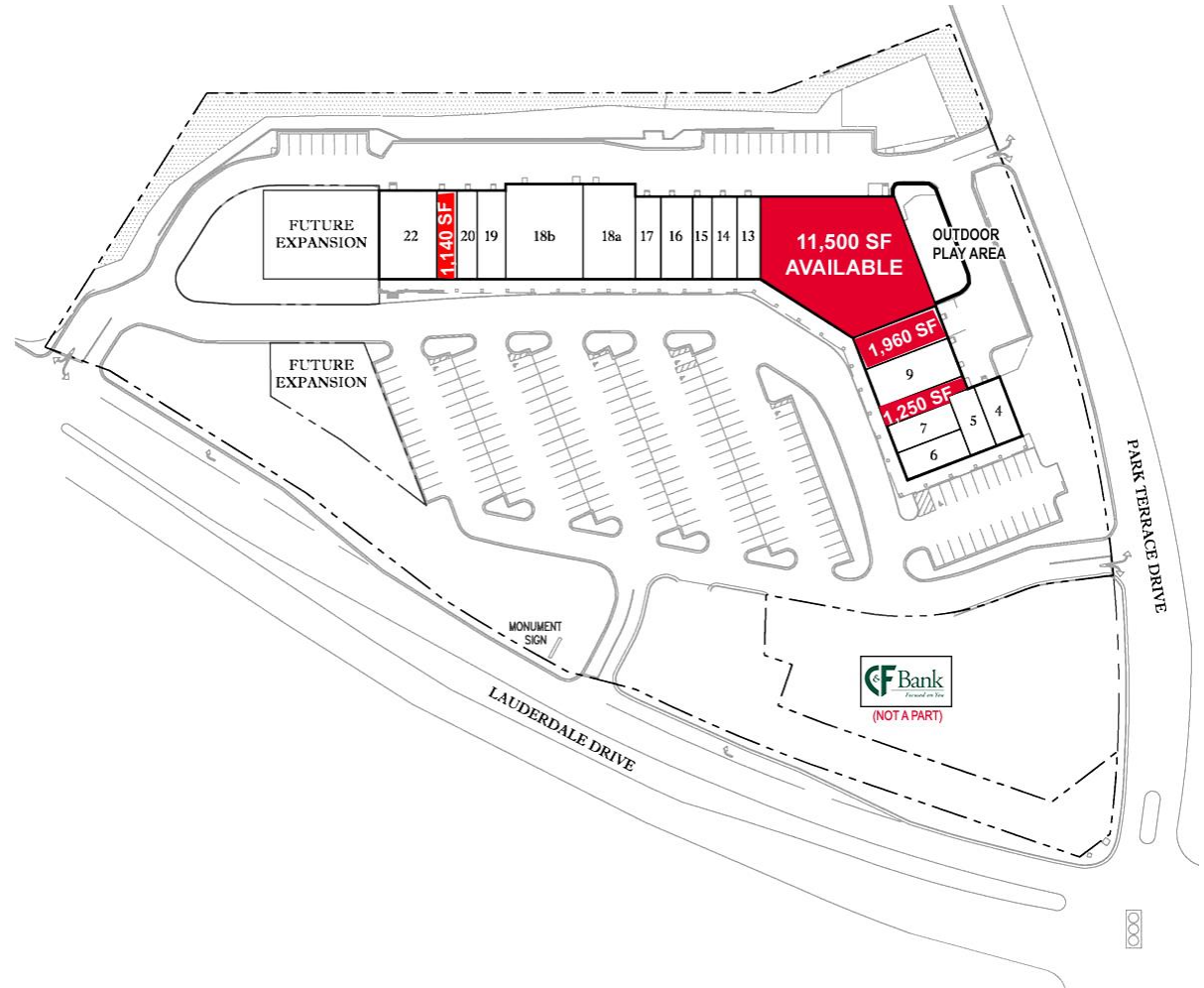


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Tenant List

#	Tenant
4	VIP Cleaners
5	State Farm
6	Corner Barre
7	Edward Jones
8	1,250 SF AVAILABLE
9	After Hours Pediatrics-West End
11	1,960 SF AVAILABLE – 1Q 2019 (former restaurant)
12	11,500 SF AVAILABLE (former daycare)
13	Relax Nails
14	9Round 30 Minute Kickbox Fitness
15	Allstate
16	Short Pump Orthodontist
17	Jinny's Spa
18a	Vinny's Grill and Pizzeria
18b	Wellesley Animal Hospital
19	Mueller Dentistry
20	Hungry Dragon Asian Cuisine
21	1,140 SF AVAILABLE (former restaurant)
22	Spoonbread Bistro (under construction)
	C&F Bank (not a part)



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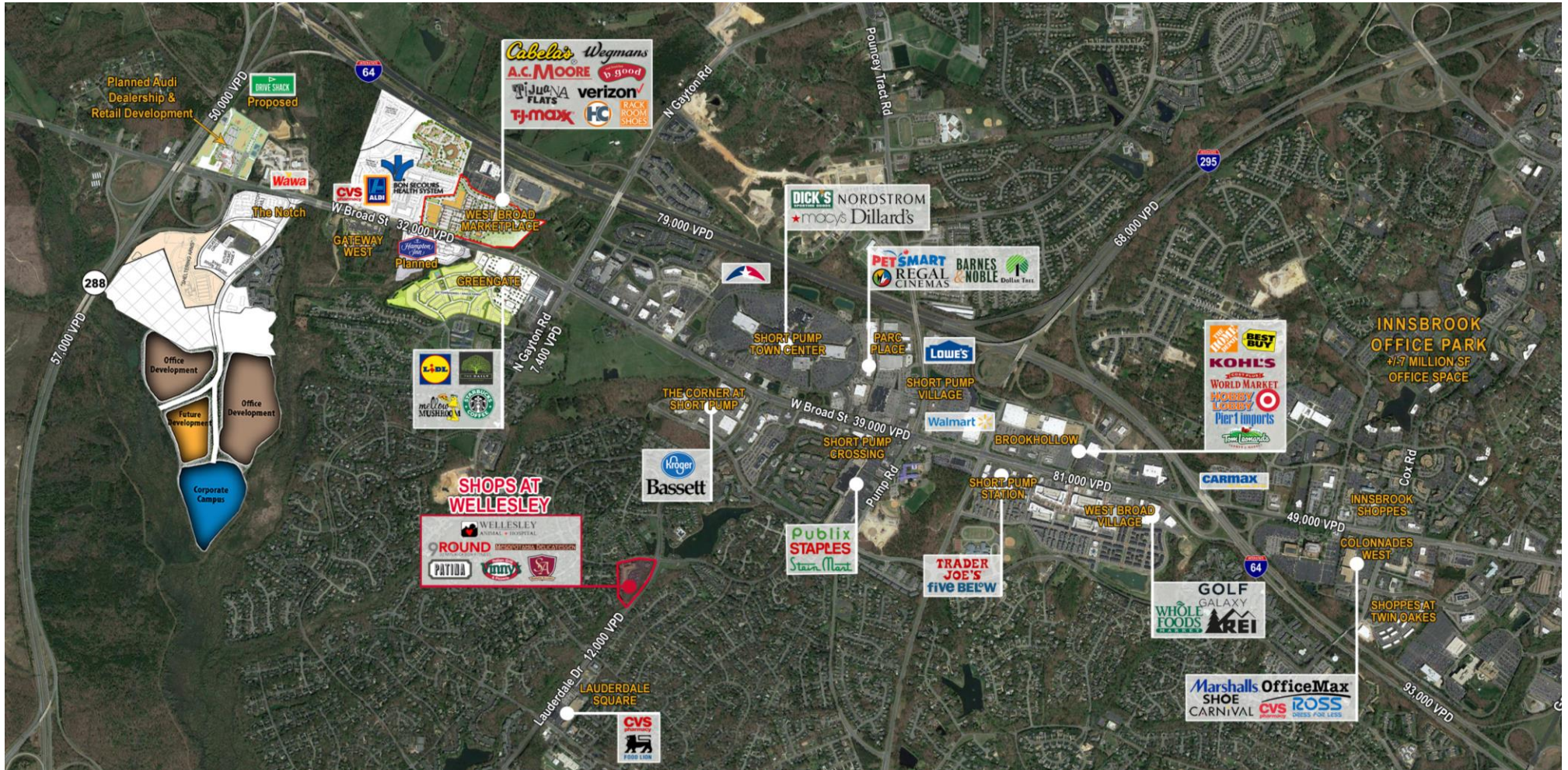
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