

*LEASING NOW!*



## NEW RETAIL SPACE



Join RIO BRAZIL  
STEAK HOUSE

**UNITS AVAILABLE FROM 1,000 - 7,882  
SF PLUS, 1.0± AC PAD SITE**

**10392 WASHINGTON HWY., GLEN ALLEN, VA 23059**

### HIGHLIGHTS

- Class A Multi-Tenant Retail Space. Spaces Available from 1,000 to 7,882 SF in Phase 1.
- End unit with drive thru available.
- 1.0± AC pad site opportunity also available, ground lease or build-to-suit.
- Natural gas on-site.
- Near big box stores, home improvement and grocery stores.

- Direct access to Route 1 and minutes from I-95 exit 86. • Vibrant industrial market with great daytime population and high traffic volumes.
- Perfect for fast food, coffee shop, pizza restaurant and many other retail spaces.
- Historic Wigwam event venue next door coming soon.
- Industrial Facility with 600+ employees located across Route 1.

### DEMOGRAPHIC FACTS

	1 MILE	3 MILES	5 MILES
Population	1,605	27,516	78,181
Daytime Population	2,637	18,326	43,451
Average HH Income	\$107,653	\$114,361	\$105,877

TRAFFIC COUNTS: Washington Hwy. (US Hwy 1) - 20,400± VPD



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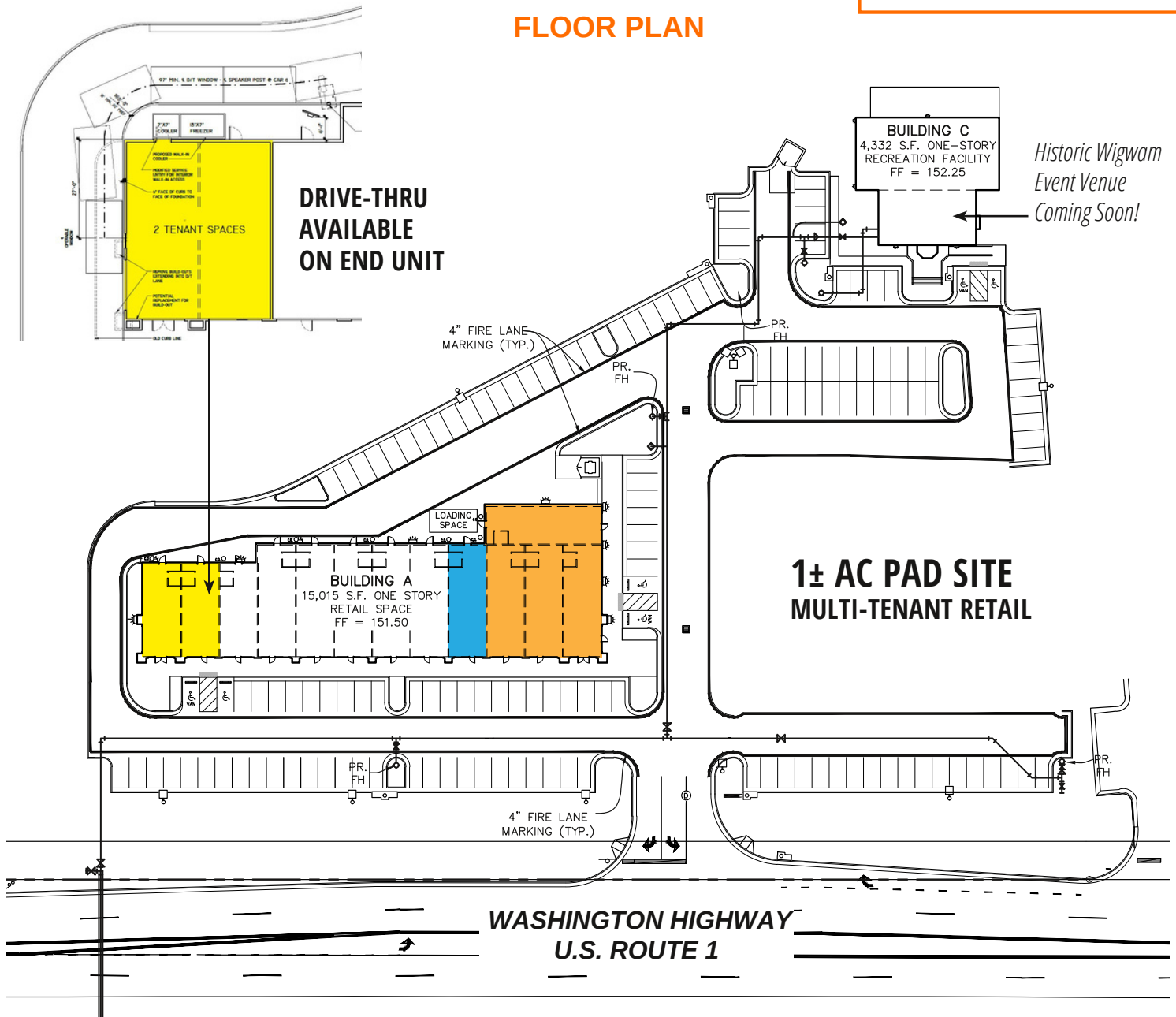
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**FLOOR PLAN**



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