

# THE SHIRE

Pump Road & Church Road / Richmond, Virginia



## INVESTMENT HIGHLIGHTS

- Mixed-Use Center with 65,000 SF of Retail Space and 73 proposed Town Homes
- 2.4 miles from Richmond's Short Pump Town Center Mall
- Surrounded by over 45,000 households within a 5 mile radius.
- Easy and convenient access to the site by way of the NEW John Rolfe Parkway extension (currently under construction)

## TRAFFIC COUNTS

Pump Road:	15,000 VPD
Church Road:	8,000 VPD
John Rolfe Parkway	Est. 41,000 VPD Upon Completion

## TRADE AREA DEMOGRAPHICS (5 Mile Radius)

Population:	127,054
Households:	45,821
Avg. HH Income:	\$87,987

## FOR MORE INFORMATION

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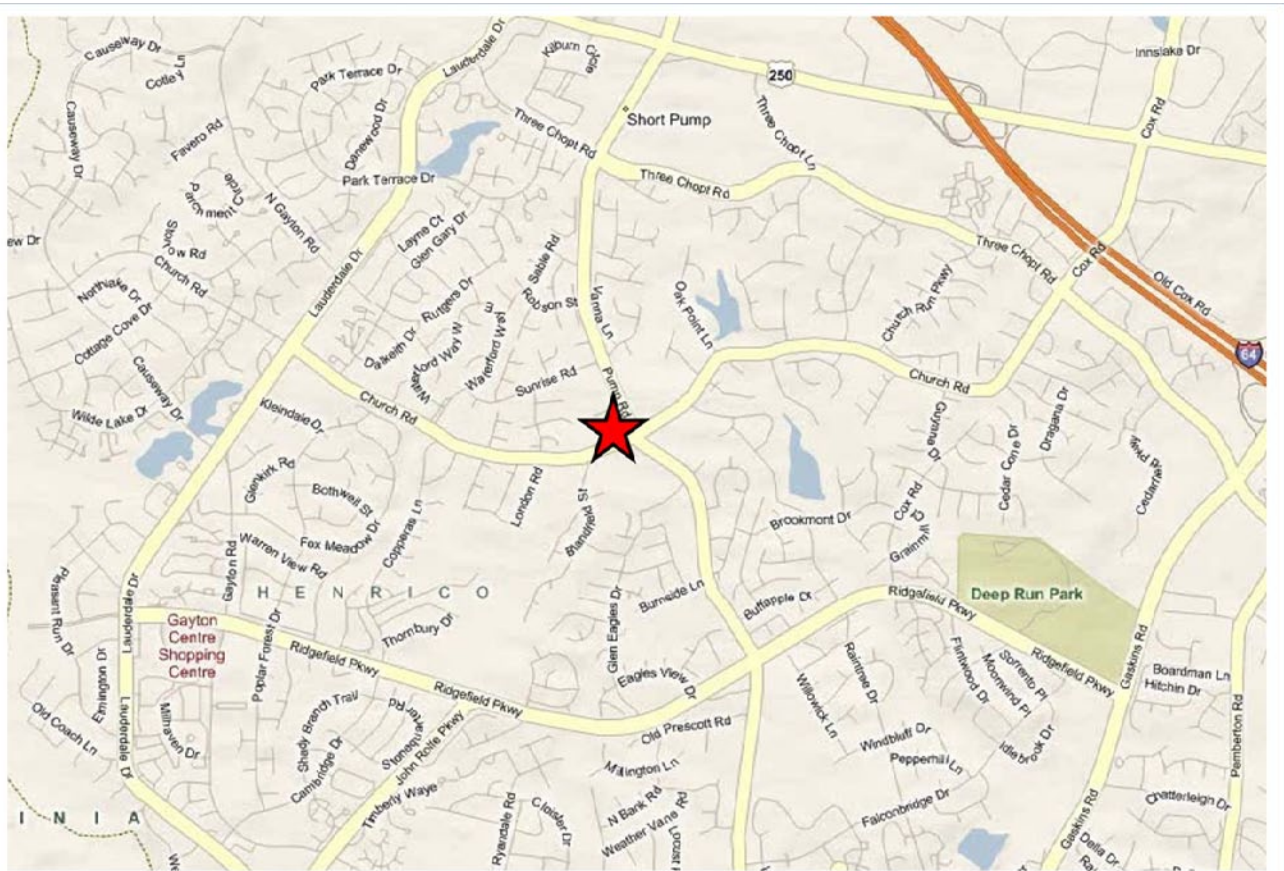
## Site Plan

### SITE SUMMARY

**Retail** - Approximately 60,845 sf of Retail located on 3.76 acres  
**Building Coverage** - 16%  
**Bank** - Approximately 2,500 sf of space located on 1.20 acres  
**Parking for Commercial** - 269 spaces provided / 253 required

**Residential 1 (South of John Rolfe)**  
 Number of Units - 45 units  
 Project Area - 6.57 acres  
 \*All internal roads and alleys are private  
 53% impervious  
 47% pervious

**Residential 2 (North of John Rolfe)**  
 Number of Units - 25 units  
 Project Area - 3.56 acres  
 \*All internal roads and alleys are private  
 42% impervious  
 58% pervious





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## Aerial

