



West Broad

VILLAGE

Short Pump - Richmond, VA



LOCATION

West Broad Village
SWC of West Broad Street & I-64

WEB SITE

www.westbroadvillage.com

SIZE

118 Acres
Retail 350,000 sf
Fully Developed Office 600,000 sf
Apartments 339 Units (338 leased)
Townhomes 492 Units
Hotel 156 Rooms
Parking 5,445 spaces

TENANTS

Whole Foods
REI
La Diff
Home Goods
Dave & Busters
South University
CMoR (Children's Museum of Richmond)
Keagans Irish Pub
Ledo's Pizza
3 Sports
ACAC (Atlantic Coast Athletic Club)

OUTPARCEL TENANTS

Mimi's Cafe
Kona Grill
Bonefish
Union First Market Bank
Wachovia Bank

	1 Mile	3 Miles	5 Miles
Estimated Population 2010	4,705	74,606	147,513
Median Household Income 2010	\$85,407	\$77,631	\$72,835
Average Household Income 2010	\$102,932	\$90,182	\$85,095
Estimated Households 2010	1,762	30,100	59,864
Median Age 2010	31.3	36.6	37.5

Traffic Counts

West Broad Street	70,000 VPD
Interstate 64	72,000 VPD
Pump Road	26,000 VPD
Three Chopt Road	14,000 VPD

Visitors

Whole Foods	2,500± Visitors Per Day
Children's Museum	600 ± Visitors Per Day
ACAC	Est. 1,700± Visitors Per Day

Parking

3069± On-Site Parking Available (not including townhouse community)
8± per 1,000 sf

Apartments

338 out of 339 Apartments Already Leased

Pocahontas Middle School Enrollment is 832 students in Grades 6-8

Join the Following Area Retailers



West Broad

VILLAGE



CONTACT

Jeff Doxey, CCIM
jeffdoxey@ecrva.com
direct: (804) 217-6904

Harrison Hall
harrisonhall@ecrva.com
direct: (804) 217-6903

Peter Vick
petervick@ecrva.com
direct: (804) 217-6905

Eagle Commercial Realty
2250 Old Brick Road, Suite 240
Glen Allen, VA 23060
www.ecrva.com
(804) 741-4663