



*For Lease, Ground
Lease or Sale*



THALHIMER



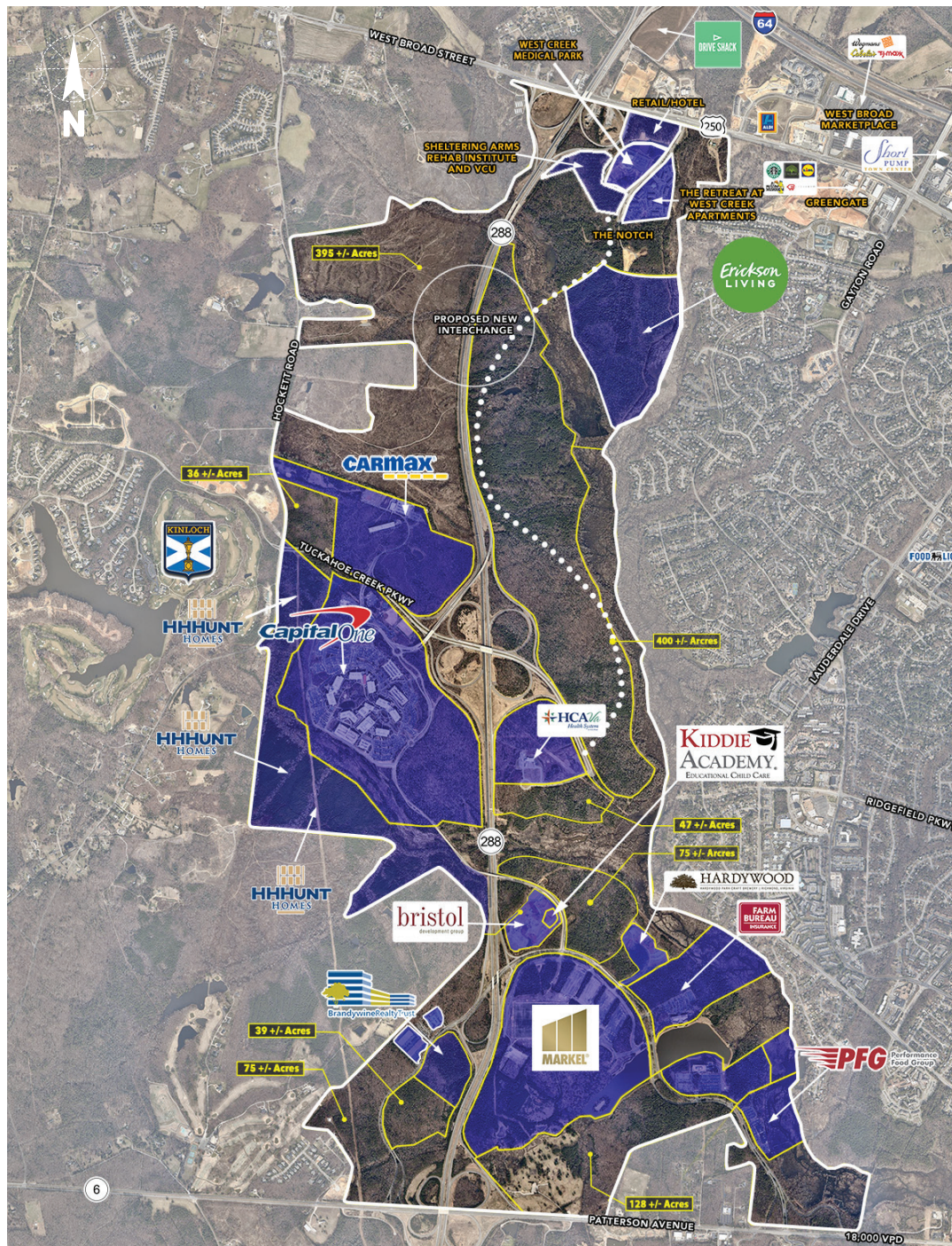
THE NOTCH

SE Corner of Route 288 & W. Broad Street
Richmond, Virginia

Up to 55,000 SF

Retail Pads & Retail Shop Space Available

www.thalhimer.com



THE NOTCH

The Notch is located at the northern-most entrance to The Notch at West Creek, a 230-acre mixed-use development in Richmond, Virginia. Available retail sites sit along the famous West Broad Street retail corridor and are surrounded by high-end apartments and townhomes. Within a 1-mile radius the average household income is \$166,122.



Nearby Amenities:



LOCATION

The Notch's strategic location along West Broad Street and Route 288 in Henrico County provides tenants easy access to major Virginia interstates I-64 and I-295. Zoned M-1, the site is just 1.7 miles from Short Pump Town Center and 4.7 miles to the I-64/I-295 interchange.

SUPERB DEMOGRAPHICS

5-mile radius

POPULATION

89,139

AVERAGE HOUSEHOLD INCOME

\$132,093

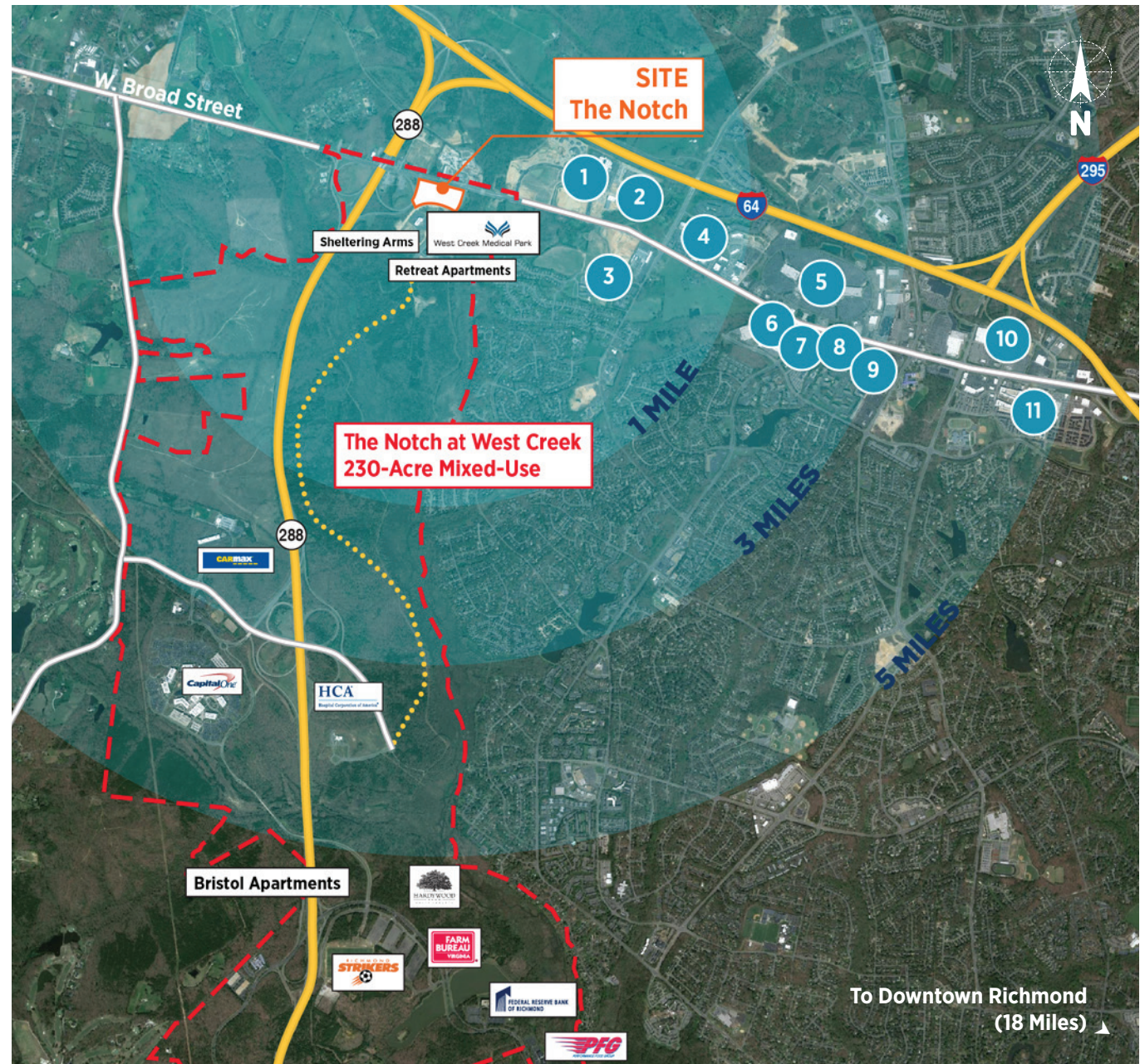
30-minute drive time

POPULATION

865,765

AVERAGE HOUSEHOLD INCOME

\$89,405



SITE PLAN





DEMOGRAPHICS

Population

	1 MILE	3 MILES	5 MILES	30 MIN DT
Population (2018)	1,826	36,427	89,139	865,765
Projected Population (2023)	2,010	38,911	94,656	911,842
Projected Annual Growth (2018-2023)	1.94%	1.33%	1.21%	1.04%

Households

	1 MILE	3 MILES	5 MILES	30 MIN DT
Households (2018)	566	12,953	34,495	343,560
Projected Households (2023)	624	13,758	36,472	361,394

Income

	1 MILE	3 MILES	5 MILES	30 MIN DT
Average Household Income (2018)	\$166,742	\$151,545	\$132,093	\$89,405
Projected Average Household Income (2023)	\$196,337	\$174,088	\$152,938	\$103,767

Daytime Demographics

	1 MILE	3 MILES	5 MILES	30 MIN DT
Total Daytime Population	2,543	36,247	94,651	921,269
Total Employees	1,731	20,073	53,465	496,448

RENDERINGS



Drive-Thru Side



View from Broad Street



Close Up View

ACCOLADES



Top 10

COOLEST U.S. CITIES
TO VISIT IN 2018

Forbes
February 2018

Top 10

U.S. DESTINATIONS
FOR 2018

Lonely Planet
February 2018

Top 10

BEST PLACES TO
TRAVEL IN THE
SOUTH IN 2018

Southern Living Magazine
December 2017

No.2

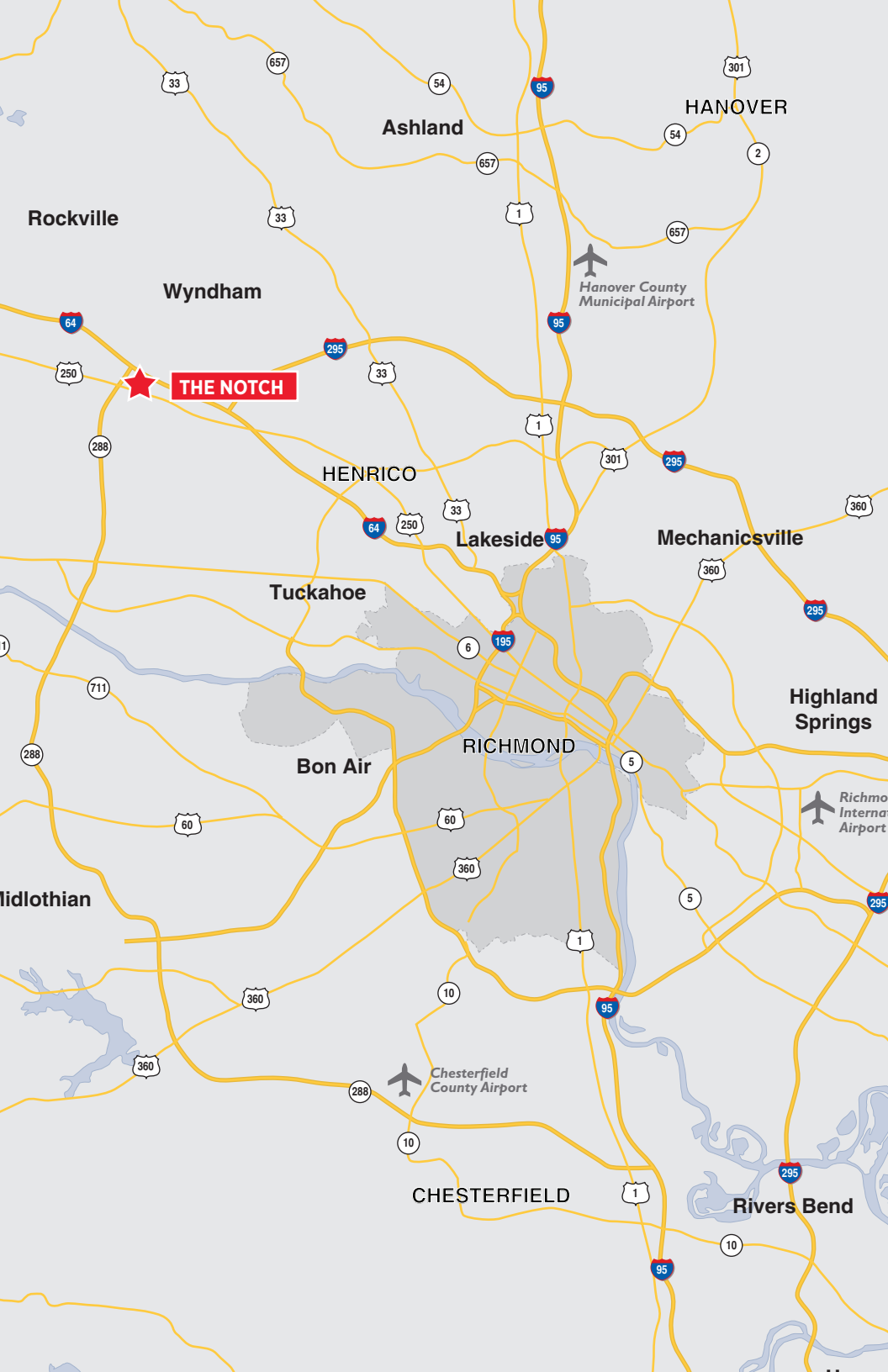
IN 25 CITIES WHERE
MILLENNIALS ARE
MOVING

Time
June 2017

One of the Best

MIDSIZED CITIES TO
VISIT IN THE U.S.

Today
April 2017



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