

For Lease **RETAIL**

Carytown Place

N. Nansemond Street at Ellwood Avenue & Floyd Avenue
Richmond, Virginia



- Entrance to Carytown; in the heart of Westhampton, Near West End and The Fan
- ½ city block bordered by three streets
- Over 40,000 vpd at the site
- Full access to freeway system via Floyd Ave. off ramp and Cary St. on/off ramps
- Walking distance to major retail including Martin's, Kroger, Ellwood Thompson and Carytown
- 5 minutes from three college campuses: VCU (32,000 students), U of R (4,250 students) and VA Union (1,600 students)
- Planned redevelopment
 - 45,000 sf plus 3+ acres
 - Single or multi tenant user
 - Pad site
 - 200 + on-site parking spaces

DEMOGRAPHICS- MILES

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	15,589	102,983	264,869
Avg. HH Income	\$73,343	\$69,512	\$61,655
Education (4+yrs)	56.6%	44.7%	34.8%
Daytime Population	12,558	122,068	237,547

DEMOGRAPHICS- DRIVE TIME

	<u>5 min</u>	<u>7 min</u>	<u>12 min</u>
Population	109,776	217,116	493,894
Avg. HH Income	\$67,552	\$61,188	\$63,991
Education (4+yrs)	43.0%	35.7%	34.3%
Daytime Population	144,371	211,299	345,549

For more information please contact:

THALHIMER RETAIL SERVICES

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CUSHMAN & WAKEFIELD

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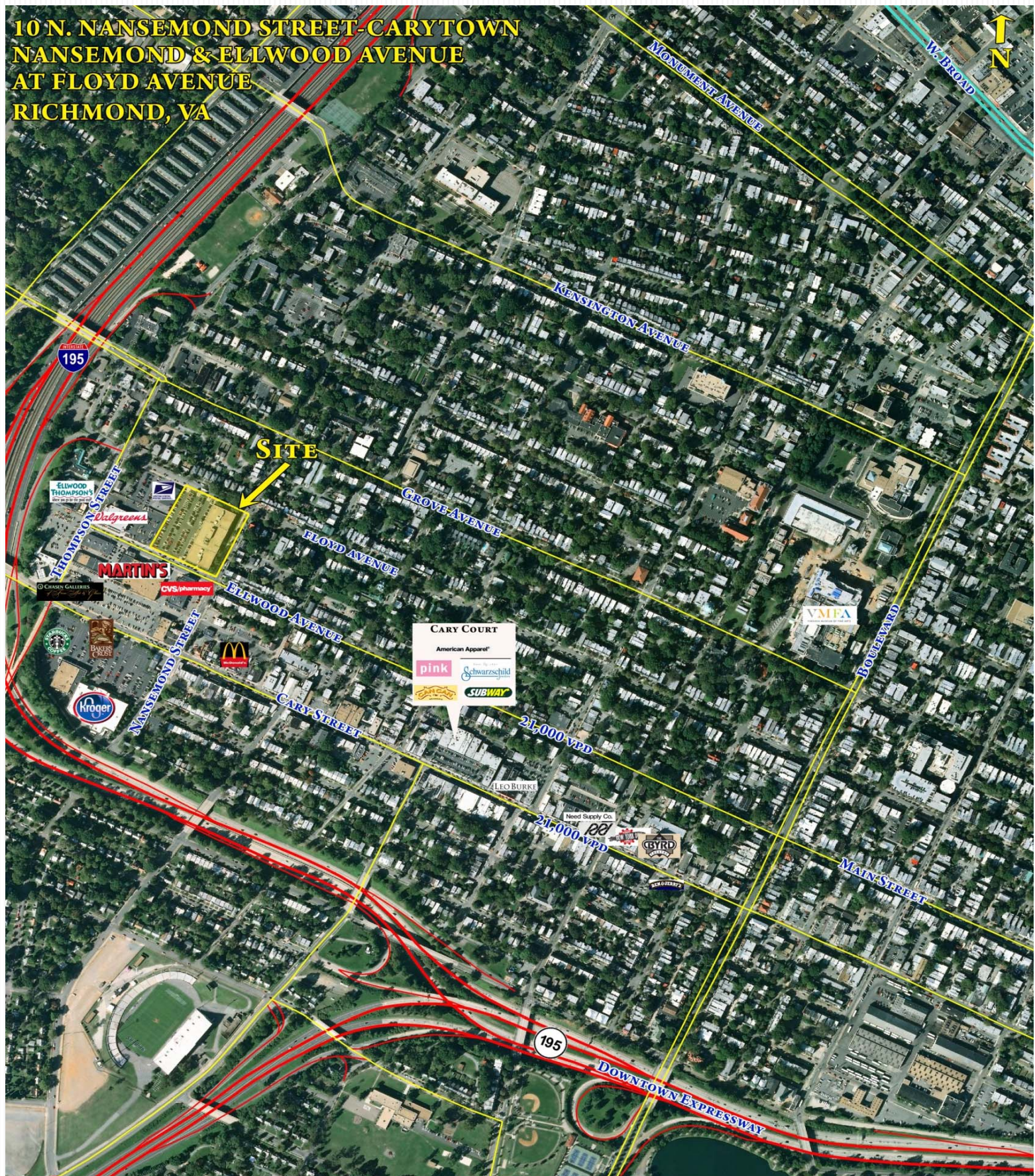
INDEPENDENTLY OWNED AND OPERATED

Thalhimer Center, 11100 W. Broad St.
Glen Allen, VA 23060

Richmond . Virginia Beach . Newport News . Fredericksburg
Roanoke . Lynchburg . Charlotte . Raleigh



**10 N. NANSEMOND STREET-CARYTOWN
NANSEMOND & ELLWOOD AVENUE
AT FLOYD AVENUE
RICHMOND, VA**



For more leasing information please contact agents:

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