



# Tuckernuck Commons

**TOTAL VISITORS**  
**311K**  
**(12 MONTHS)**

## OVERVIEW

**9125 West Broad Street**  
**Richmond, VA 23294**

**For Lease**  
**Type:** Retail  
**Total SF:** 93,440

Tuckernuck Commons offers a fantastic opportunity for your business to thrive on the bustling West Broad Street, and all at affordable rates. With renowned retail giants like Dollar Tree, Ollie's Bargain Outlet, Sushi King, and Beauty Zone, among others, Tuckernuck Commons guarantees a continuous stream of foot traffic. In addition to the local favorites, this center boasts an impressive visit frequency of 2.51 visits per customer, ensuring that our most loyal patrons keep coming back for more.

## RETAILERS INCLUDE



## LEASING ASSOCIATE

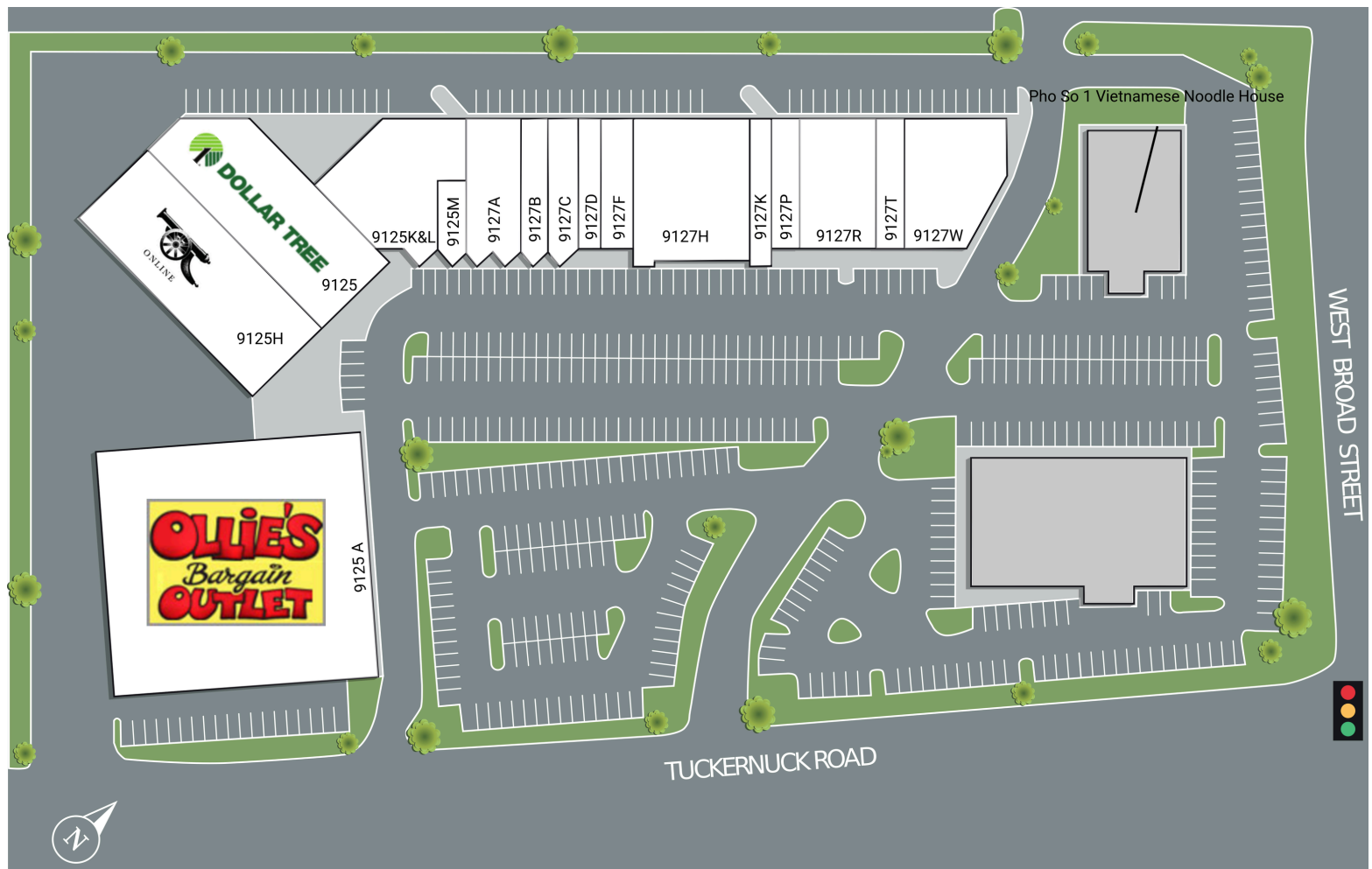


**Raymond Hicks**  
*Sr. Leasing Manager*  
(757) 434-1168  
rhicks@whlr.us

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	96,494	209,362	507,075
HOUSEHOLDS	38,266	81,502	201,219
AVG. HH INCOME (\$)	\$88,386	\$107,954	\$100,660
MEDIAN AGE	35	37	37

# Tuckernuck Commons

9125 West Broad Street  
Henrico, VA 23294

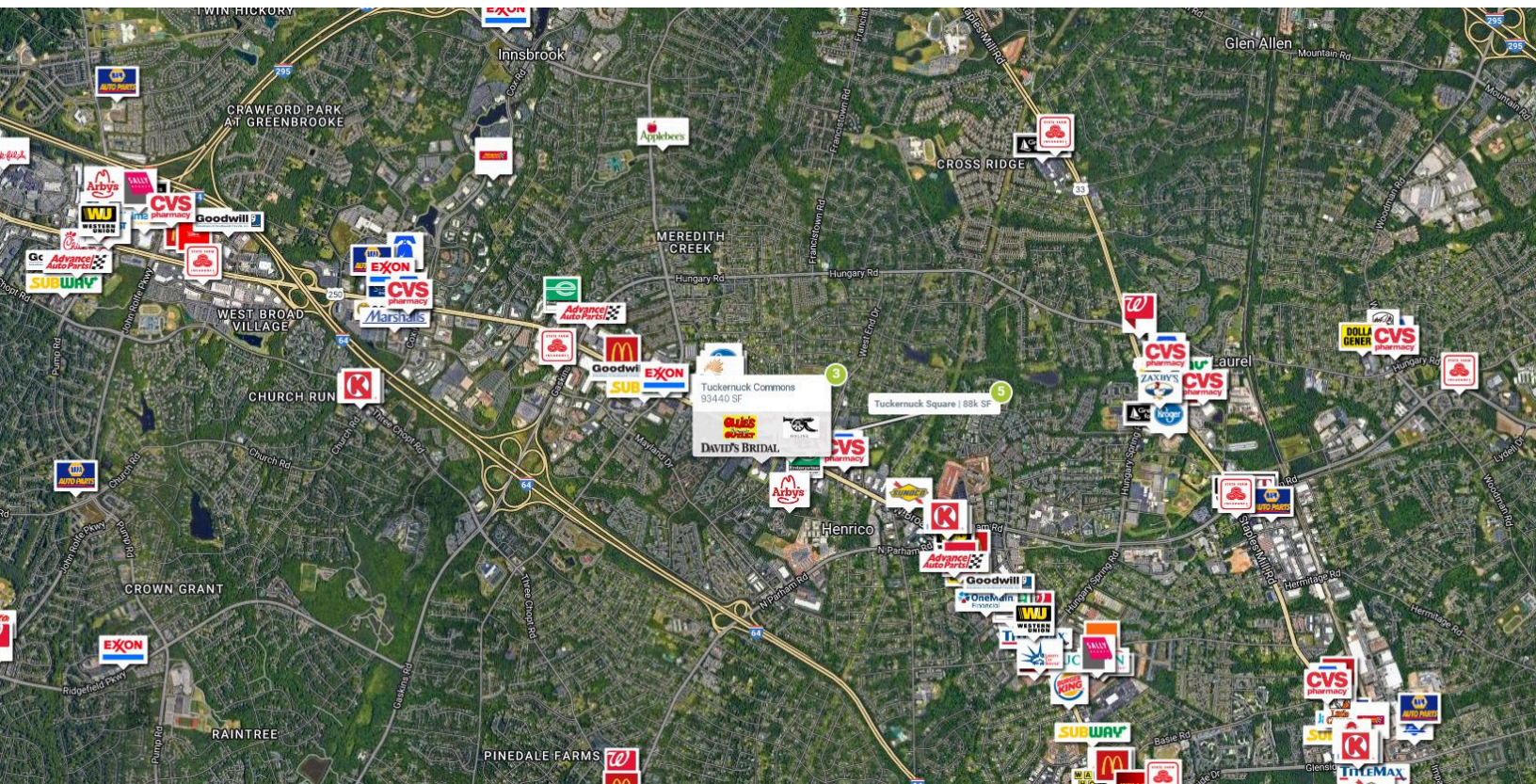


SUITE	TENANTS	S.F.	SUITE	TENANTS	S.F.
9125 A	Ollie's Bargain Outlet	32,400	9127 D	Cutz at Nite	1,267
9125 H	Cannon's Online Auctions	11,041	9127 F	Evolve Smoke Shop	2,212
9125	Dollar Tree	10,568	9127 H	Beauty Zone	6,020
9125 K&L	Sushi King	6,325	9127 K	Reign Dance Project	1,662
9125 M	Brecotea	1,000	9127 P	Artisan Nails	1,755
9127 A	Capriccio Pizza	3,666	9127 R	Poseidon Boil	4,956
9127 B	Classic Party Rentals	1,833	9127 T	Atelier #1 VIP	1,695
9127 C	Xi Restaurant	1,851	9127 W	Breakers Sports Grill	5,140



# Tuckernuck Commons

9125 West Broad Street  
Richmond, VA 23294



**AADT: 54,685 (West Broad Street)**

**AADT: 100,917 (I-64)**

**Avg. Hourly Traffic: 2,890 (West Broad Street)**

**Avg. Hourly Traffic: 3,520 (I-64)**

#### DISCLAIMER

The information contained herein has been obtained from sources we believe to be reliable; however, we have not investigated nor verified any information and make no guarantee, warranty or representation to the accuracy or completeness of information. By accepting this Marketing Brochure, you agree to release Wheeler Real Estate Company and WHLR and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or lease of this property. This Marketing Brochure and offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

# WHLR

WHEELER REAL ESTATE COMPANY  
a subsidiary of Wheeler Real Estate Investment Trust

2529 VIRGINIA BEACH BLVD., VIRGINIA BEACH, VA 23452 | P: (757) 627-9088 | WHLR.US