

Town Center at Twin Hickory

11321-11391 Nuckols Road, Glen Allen, VA 23059
Henrico County



HIGHLIGHTS

For Lease
County: Henrico
Type: Retail
Total SF: 65,935
Parking Spaces: 417
Year Built: 2001
Year Renovated: 2006
Market: Richmond, VA

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Twin Hickory Town Center is a grocery anchored community shopping center located in Glen Allen, VA. This 65,935 square foot shopping center is anchored by Food Lion and includes Jersey Mike's and Tropical Smoothie Cafe located just off of Interstate 295 with exceptional visibility and frontage on Nuckols Road. Traffic counts on I-295 exceed 59,000 vehicles per day and 39,000 vehicles per day on Nickols Road. The center benefits from a day-time population of 180,000, largely attributed to the nearly 8 Million square feet Innsbrook Office Park. The area has strong demographics with a population of over 132,000 within a five-mile radius, and an average household income of 127k.

RETAILERS INCLUDE



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|---------|---------|---------|
| Population | 9,917 | 53,890 | 132,883 |
| Households | 3,229 | 19,301 | 51,182 |
| Average Household Income (\$) | 227,765 | 206,246 | 168,147 |
| Median Household Income (\$) | 183,750 | 162,229 | 127,893 |

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|---|-------------------------------------|----------|----|------------------------|-----------------|
| 1 | Twin Hickory Tavern | 3,000 SF | 10 | Food Lion | 38,000 SF |
| 2 | The Wink Brews & More | 1,200 SF | 11 | Jersey Mike's | 1,500 SF |
| 3 | PostNet | 1,200 SF | 12 | PITSA | 2,028 SF |
| 4 | Nails 4 U | 1,200 SF | 13 | Tropical Smoothie Cafe | 1,471 SF |
| 5 | Chen's Chinese Restaurant | 2,400 SF | 14 | Rico's Mexican Grill | 2,500 SF |
| 6 | La Vita e Bella Ristorante Italiano | 1,668 SF | 15 | Sake & Sushi | 2,000 SF |
| 7 | Cigar & Vape | 1,533 SF | 16 | Cookie Cutters | 1,540 SF |
| 8 | Dynamic Kick Martial Arts | 1,600 SF | 17 | Ansh Chiropractic | 1,500 SF |
| 9 | Great Clips | 1,600 SF | | | |