

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

CONTACT

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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 is 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 118,000 within a five-mile radius, and an average household income of \$121,760.

RETAILERS INCLUDE



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,696	47,942	131,222
Households	3,686	17,448	51,747
Average Household Income (\$)	156,820	161,951	134,182
Median Household Income (\$)	137,324	127,096	102,340

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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 Samurai 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 Available	1,600 SF		