

# WEST BROAD VILLAGE

📍 3950 WILD GOOSE LANE  
GLEN ALLEN, VA 23060

🏢 RICHMOND MSA

🛒 1 ACRE RETAIL AVAILABLE

## PRIME RETAIL OPPORTUNITY IN NEW MIXED-USE DEVELOPMENT



**DELIVERY:** Immediate

### SPACE AVAILABLE

± 1 Acre

### DETAILS

- New retail opportunity in mixed-use center composed of retail and commercial space, plus 339 luxury apartment units + South University is home to more than 700 students and 100 faculty.
- Highly-trafficked corridor: 70,000 ADT W. Broad Street
- Seeking: Hotel, Rehab Facility, Medial Center, Age restricted housing

### NEIGHBORING RETAILERS



### CONTACT

**LEE ENGLE**  
301.651.0070  
lee.ingle@cbre.com

**KEN STERN**  
216.363.6475  
ken.stern@cbre.com

**REILLY HUDSON**  
301.758.6197  
reilly.hudson@cbre.com

## DEMOGRAPHIC SNAPSHOT



**POPULATION**  
1 mi — 8,536  
3 mi — 85,698



**EMPLOYEES**  
1 mi — 6,246  
3 mi — 48,006



**MEDIAN HHI**  
1 mi — \$104,676  
3 mi — \$90,819



**EDUCATION**  
(Bachelor's Degree+)  
1 mi — 76.1%  
3 mi — 62.7%



**MEDIAN AGE**  
1 mi — 35.0  
3 mi — 37.5

