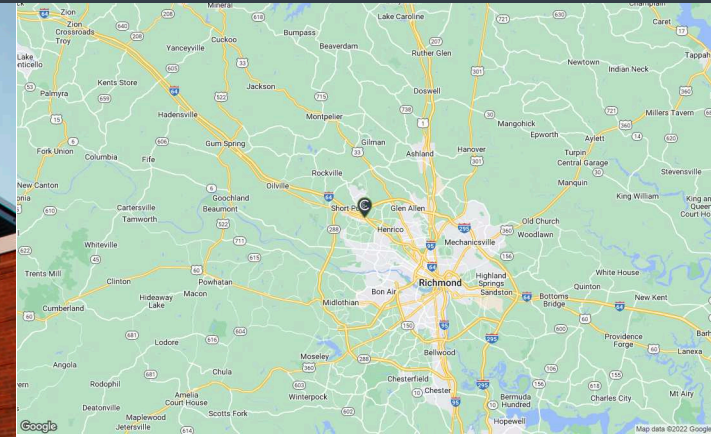


# WEST BROAD VILLAGE

2400 OLD BRICK ROAD // GLEN ALLEN, VA, 23060



**OWNED GLA**  
392,124 SF

**LOCATION**  
Longitude: -77.598474  
Latitude: 37.648819

**DEMOGRAPHICS**  
Population  
Avg Income

	1 Mile	3 Mile	5 Mile
Population	7,390	85,563	163,699
Avg Income	\$141,567	\$112,230	\$112,234



- 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
- 135-room Aloft Hotel on site with 90% occupancy
- Anchored by Whole Foods Market, REI, HomeGoods, and Dave & Buster's

**FOR LEASING INFORMATION**  
Brian McAluney  
215.330.4217  
bmcAluney@shopcore.com  
www.ShopCore.com

# WEST BROAD VILLAGE

2400 OLD BRICK ROAD // GLEN ALLEN, VA, 23060



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.



FOR LEASING INFORMATION  
 Brian McAluney  
 215.330.4217  
 bmcAluney@shopcore.com  
 www.ShopCore.com

# WEST BROAD VILLAGE

2400 OLD BRICK ROAD // GLEN ALLEN, VA, 23060

SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)
A11	AVAILABLE		2416	RAY'S ITALIAN WATER	1,277 SF	4030-G	AVAILABLE	3,000 SF
ALOFT NAP	ALOFT HOTELS		2417	AVAILABLE	5,146 SF	4035-W	BARTIZAN DEVELOPMENT LLC	5,598 SF
2010	HOMEGOODS	25,000 SF	2421	PHENIX SALON SUITES	4,293 SF	11131	DIAMONDS DIRECT	5,797 SF
2014	CALIFORNIA CLOSETS	3,000 SF	2426	OUTDOOR LIVING BRANDS	8,222 SF	11151	WELLS FARGO BANK	4,500 SF
2020	RECREATIONAL EQUIPMENT	26,530 SF	2436	MONA CIGAR LOUNGE	5,438 SF	11173	WHOLE FOODS MARKET	60,150 SF
2151	SOUTH UNIV OF VIRGINIA	59,721 SF	2436A	AVAILABLE	2,854 SF	11221	AVAILABLE	7,000 SF
2200A	TRUIST BANK	7,356 SF	2437	JUICE BAR	1,942 SF	11229	CHUYS	7,600 SF
2200B	AVAILABLE	8,264 SF	2442	MONA CIGAR LOUNGE	5,422 SF	11237	CARRABBA'S ITALIAN GRILL	6,337 SF
2226	THE OASIS	1,875 SF	2443	AVAILABLE	9,906 SF	11251	BONEFISH GRILL	5,581 SF
2228	IRONWORKS	1,173 SF	2448	VILLAGE FAMILY DENTISTRY	1,980 SF	11263	UNION BANK & TRUST	2,750 SF
2232	ALL FIRED UP	2,579 SF	2451	AVAILABLE	6,384 SF	11275	MOM'S SIAM 3 ASIAN FUSION	6,576 SF
2240	AVAILABLE	5,566 SF	2452	SEA BY THAI	2,650 SF	25200	SHOPCORE MANAGEMENT OFFICE	11,582 SF
2240-C	SOKHA NAIL AND SPA	1,270 SF	2501	CHILDREN OF AMERICA	10,000 SF	25200A	VECTORS RESEARCH MANAGEMENT	2,068 SF
2270	AVAILABLE	3,500 SF	4001-B	DAVE & BUSTER'S	16,000 SF	25230	RTR LAW GROUP	3,044 SF
2270-B	RE BROKERAGES OF AMERICA LLC	1,080 SF	4001-W	SCENTS OF SERENITY	3,859 SF			
2400	GATHER LLC	17,908 SF	4020-G	AVAILABLE	4,622 SF			
2411	AVAILABLE	4,966 SF	4021-W	WELLS FARGO HOME MORTGAGE	2,742 SF			
			4026-W	CALICO	3,337 SF			

This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.



FOR LEASING INFORMATION  
Brian McAluney  
215.330.4217  
bmcAluney@shopcore.com  
www.ShopCore.com