

# FOR LEASE

GREAT LOCATION

# Virginia Center Station

1090 Virginia Center Parkway | Glen Allen, VA 23059



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 2nd generation restaurant space located off Route 1 & Virginia Center Parkway
- › 1,764± SF restaurant space available
- › Access from Route 1 and Virginia Center Parkway
- › Strong tenant mix
- › Traffic Count: 33,800 VPD (Brook Rd/Technology Park Dr.)
- › Parking ratio: 2.80/1,000± SF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,929	41,821	119,859
AVERAGE HH INCOME	\$93,154	\$117,190	\$117,779
DAYTIME EMPLOYEES	3,494	22,492	58,051

## FOR MORE INFORMATION:

### TODD BUTTNER

Senior Associate

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.





Photo By: Costar



ROUTE 1 33,800 VPD

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# RETAIL MAP



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