



SHORT PUMP TOWN CENTER

The Container Store

REGAL

SHORT PUMP COMMONS

Arby's

POUNCEY TRACT ROAD- 15,800± VPD

**SALE/
LEASE**

4260 Pouncey Tract Road
Glen Allen, VA 23060

**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

0.91± AC OUTPARCEL AVAILABLE FOR SALE OR LEASE IN SHORT PUMP!

- > Prime location across Pouncey Tract Road from Lowes & Walmart
- > Outstanding visibility and access from Pouncey Tract, Short Pump Commons & Short Pump Town Center
- > Purchase, ground lease, and build to suit opportunities available
- > Ideal for coffee, QSR, or urgent care users
- > Sale Price: \$1,650,000

FOR MORE INFORMATION:

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



SHORT PUMP TOWNE CENTER

BROOKHOLLOW

WEST BROAD VILLAGE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,400	74,359	150,364
AVERAGE HH INCOME	\$148,590	\$144,470	\$123,493
DAYTIME EMPLOYEES	8,470	57,006	84,946

CONCEPTUAL PLAN

