Village Shopping Center

7029 Three Chopt Road | Richmond, Virginia 23226

SECOND-FLOOR OPPORTUNITY



SECOND FLOOR ABOVE CVS PHARMACY | SUITE 24

10,243 SF AVAILABLE

Approx. 10,000+ SF of second-floor commercial space

- Prominent West End location in an affluent, established neighborhood
- Above CVS Pharmacy and adjacent to Publix at Village Shopping Center
- Convenient access from Three Chopt Road and Patterson Avenue

1.60M ANNUAL VISITS	**18,000** VEHICLES PER DAY
82,514 POPULATION WITHIN 3 MILES	**$143,481** AVG. HOUSEHOLD INCOME

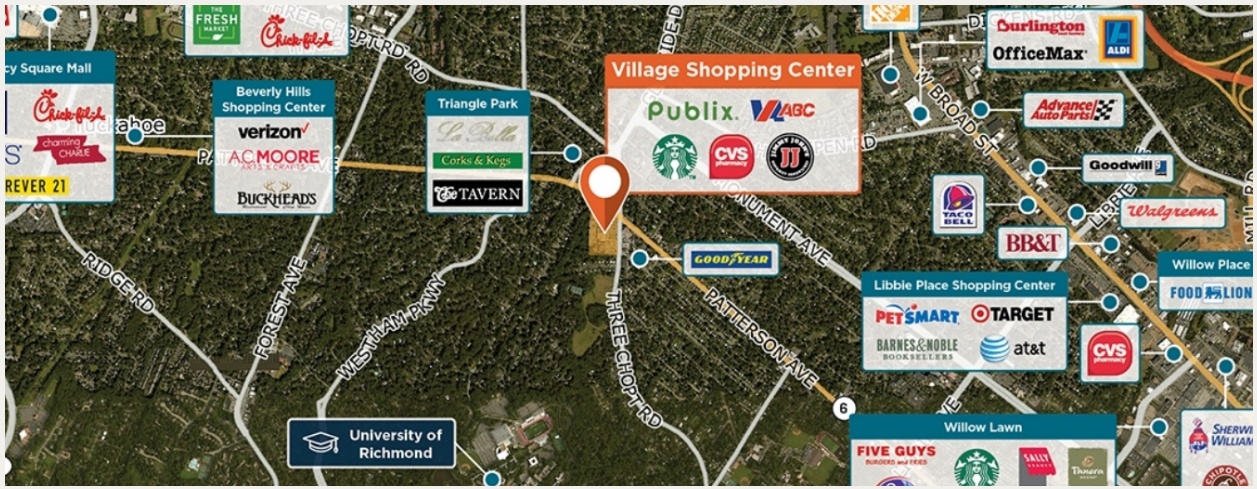
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RICHMOND'S WEST END

Strong Location and Established Retail Draw

Near the University of Richmond, affluent residential neighborhoods, and major daily-needs retailers.



PROPERTY SNAPSHOT

Center size	**115,921 SF**
Annual visits	**1,603,389**
Vehicles per day	**18,000**
Avg. home value	**$580,204**

Demographics shown within a 3-mile radius.

Suite 24 - Second Floor Above CVS



AVAILABLE SPACE

10,243 SF

SUITE 24 | SECOND FLOOR

Located directly above CVS Pharmacy at Village Shopping Center.

(833) PUCC-MGT

Village Shopping Center

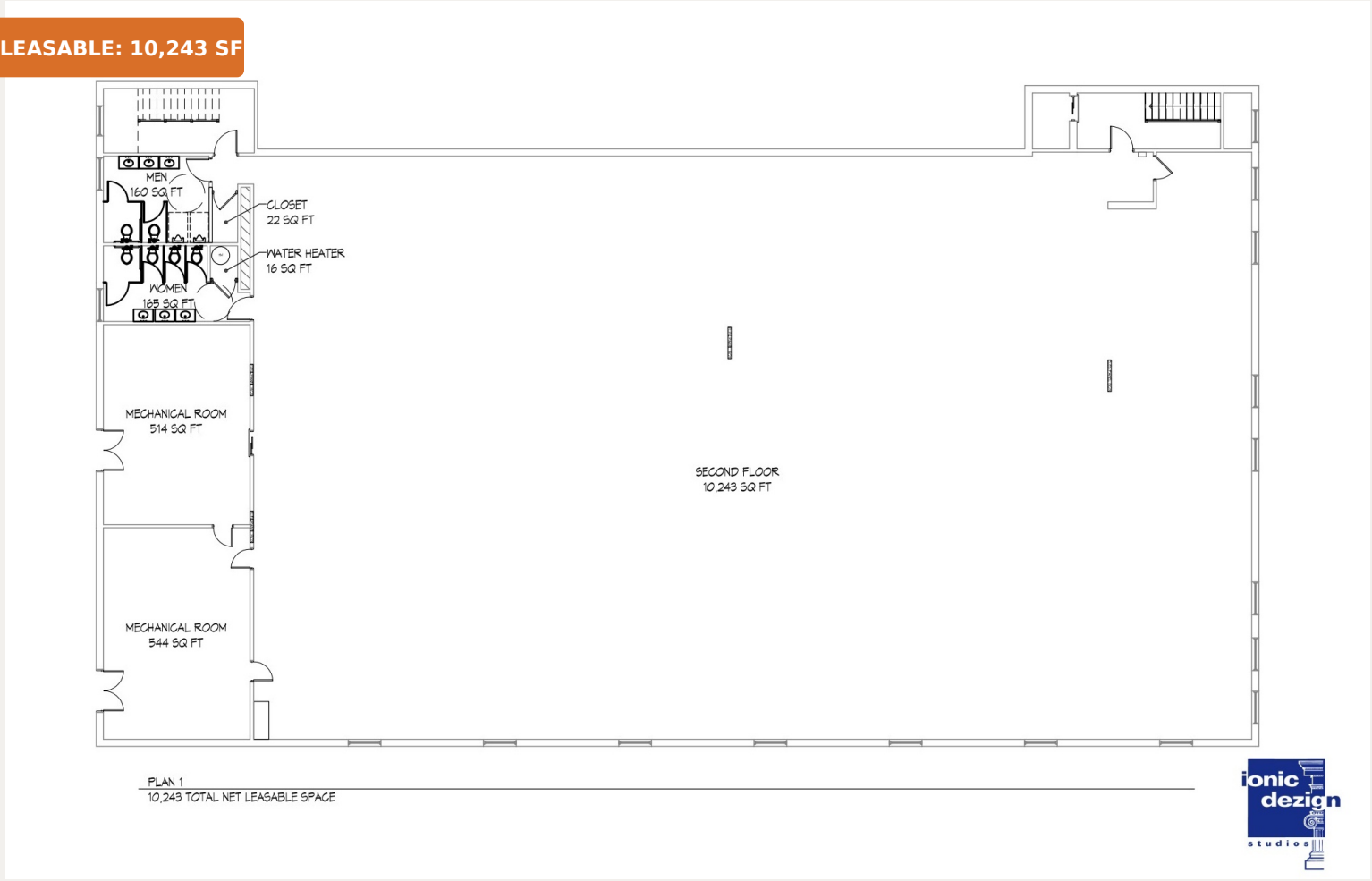
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10,243 SF | SUITE 24

Second-Floor Space Plan

Large open floor area with existing mechanical rooms, restrooms, closet, water heater, and stair access.

TOTAL NET LEASABLE: 10,243 SF



Floor plan provided for marketing purposes; dimensions and conditions should be independently verified.