# Shops at Wellesley

3416-3470 Lauderdale Drive | Henrico County, Virginia





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### **PROPERTY OVERVIEW**





## **FEATURES**

- Two prime position panels available on monument sign
- Future expansion opportunities
- 42,250 SF Premier Neighborhood Retail Center
- Conveniently located on busy Short Pump thoroughfare
- Strong tenant mix with rare junior anchor space opportunity



### **HIGHLIGHTS**



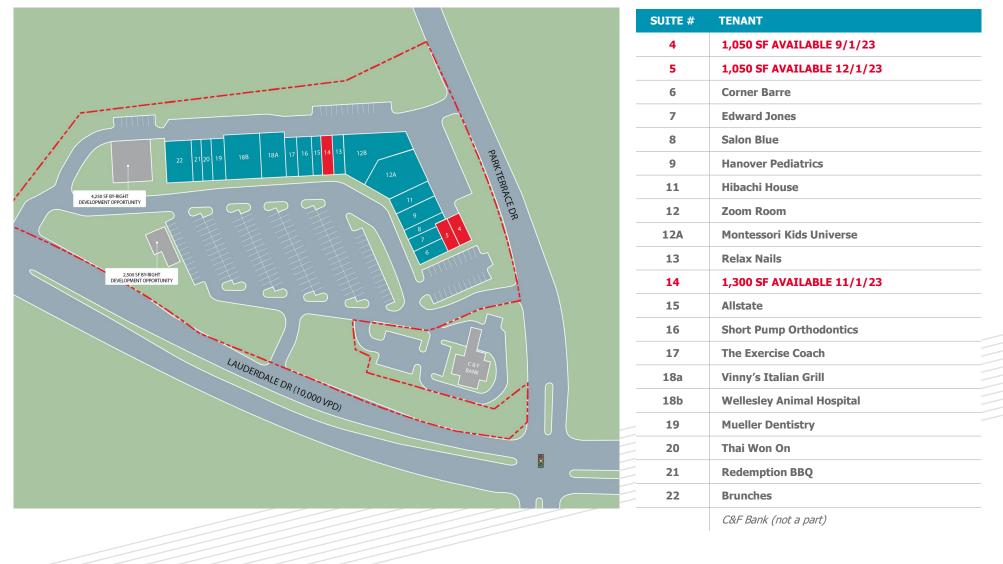
#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	
Population	13,018	63,734	140,176	
Avg. Household Income	\$172,578	\$168,297	\$150,773	
No. of Households	4,701	24,662	55,051	
Daytime Population	14,152	68,605	143,668	

## **TENANTS & NEARBY RETAILERS**



### **CENTER SITE PLAN**

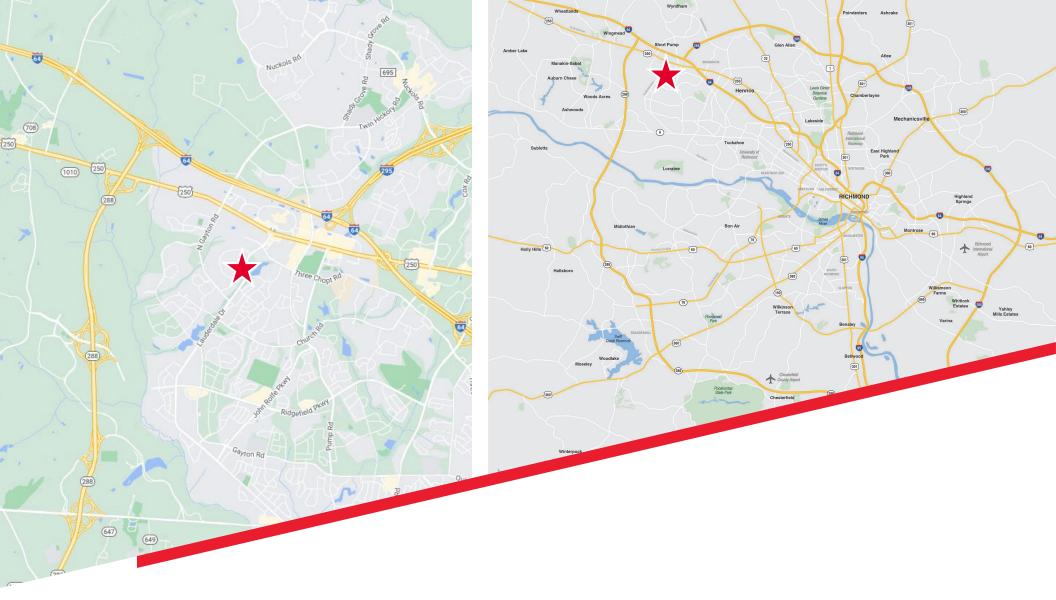


### **AERIAL OVERVIEW**

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