

THE VILLAGE OF AMBERLEIGH

9420-9551 Amberdale Drive
Richmond, VA 23236

FOR LEASE



- 43,000 vehicles per day on Hull St
- Easy access to Courthouse Rd, Powhite Pkwy, and Chippenham Pkwy
- Retail storefront and monument signage available
- The Village of Amberleigh has 129 homes with 44 additional homes in Phase II
- **NN Retail Leases (No CAM)**



**FOR MORE INFORMATION,
PLEASE CONTACT:**

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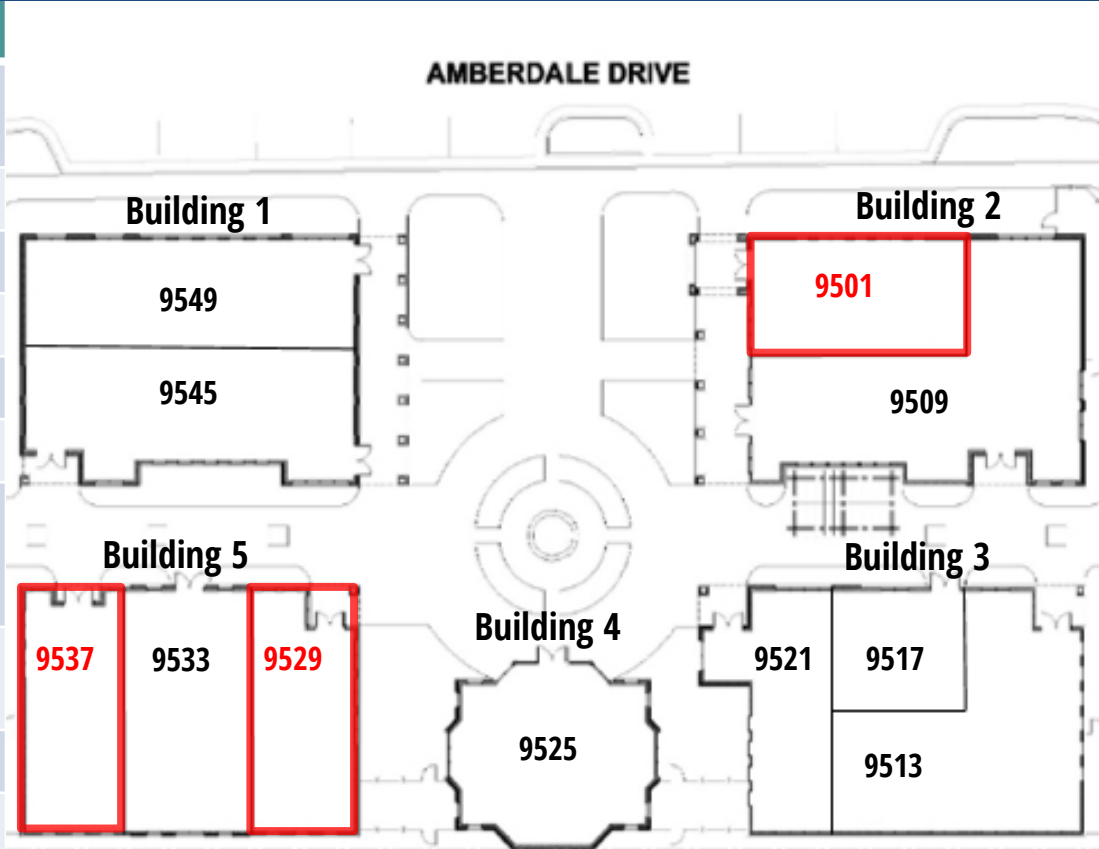
S.L. Nusbaum Realty Co. | 9211 Forest Hill Ave | Suite 110 | Richmond, VA 23234 | 804.320.7600 | slnusbaum.com

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Suite	Tenant	SF
9549	Garden of Eden Health Center	2,445
9545	Rose and Eddie's	1,656
9501	Available	1,298
9509	Dr. Nina Cox, OD	2,436
9513	Nationwide	1,600
9517	Senior Resources	650
9521	Divine Muse Body Contouring Studio	1,230
9525	Margaretha's Hair Care	1,400
9529	Available	1,140
9533	Edward Jones	1,219
9537	Available	1,106



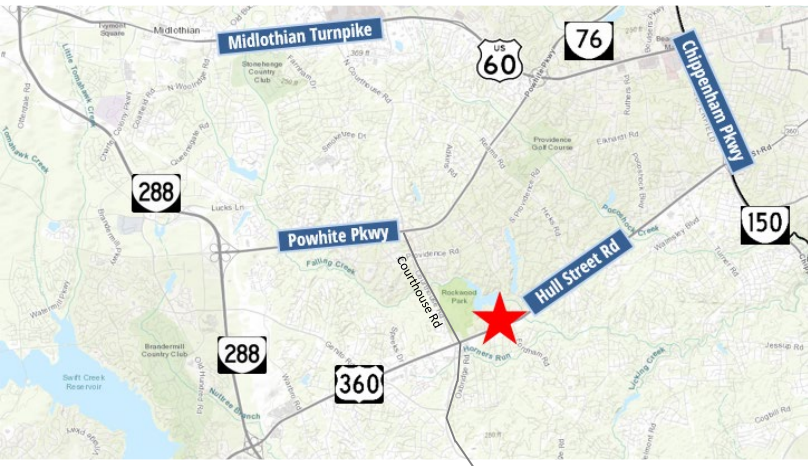
Building 6

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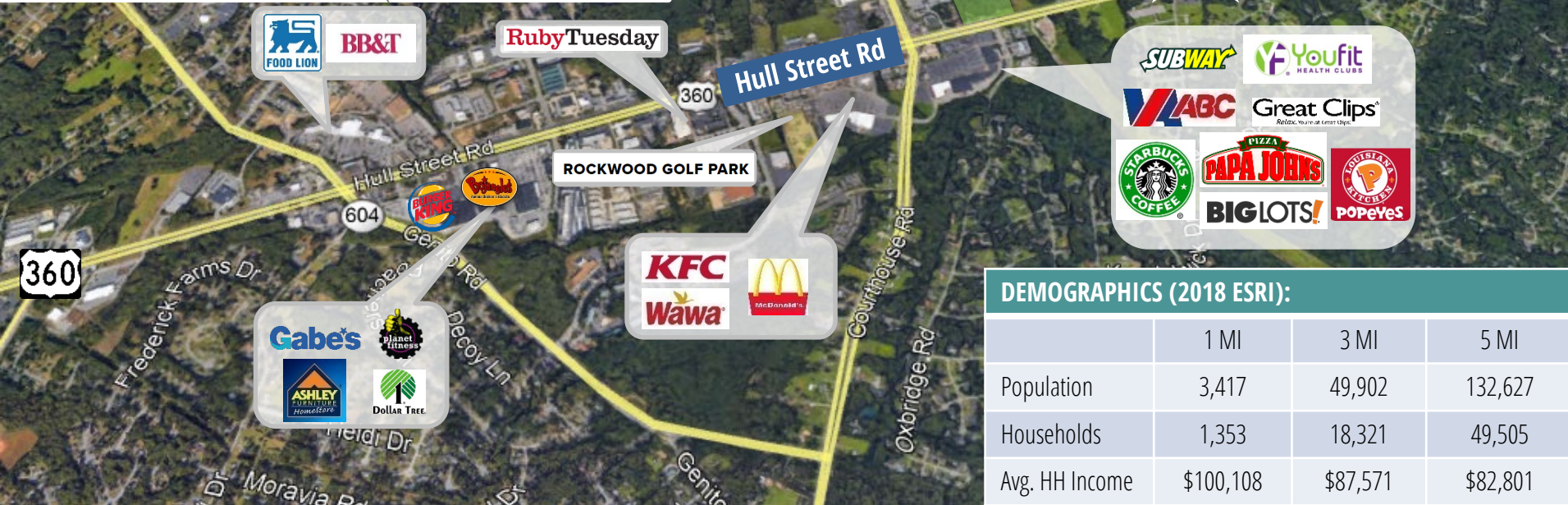
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Traffic Counts:

Courthouse Rd	38,000 VPD
Hull St Rd	43,000 VPD



DEMOGRAPHICS (2018 ESRI):

	1 MI	3 MI	5 MI
Population	3,417	49,902	132,627
Households	1,353	18,321	49,505
Avg. HH Income	\$100,108	\$87,571	\$82,801

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