



Building & Land Available



- Property is 34,192 sq. ft. (130 x 250), zoned M-1 on 3.451 acres
- Built in 1997
- Located in Downtown Short Pump anchored by Barnes & Noble and 16 screen Regal Cinema
- Adjacent with direct access to the Region's largest lifestyle shopping center, The Short Pump Town Center with over 1.3 million sq. ft. generating \$550 psf in sales
- Cross Easement parking with shopping center
- American Family Fitness Center is relocating and expanding to the Short Pump Town Center in an 80,000 sq. ft. building.

Demographic Population

- 119,879 within 5 miles
- ### **Avg. Household Income**
- \$89,838 within 5 miles

Traffic Count

- 68,000 VPD / Broad Street
- 28,100 VPD / Pouncey Tract
- 68,000 VPD / Pump Road



Sigma National, Inc
1213 Mall Drive
Midlothian, VA 23235
(804) 423-5335 :: Fax: (804) 423-5339
www.sigmanational.com

Tred Spratley

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(804) 423-5335, x320

American Family Fitness at Downtown Short Pump
4300 Pouncey Tract Road
Glen Allen, VA



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