



SHORT PUMP MEDICAL CENTER

0 Three Chopt Road | Richmond, VA

EQUITY STAKE AVAILABLE TO TENANTS



PROPERTY HIGHLIGHTS



AVAILABLE SUITES

- SF Range: 4,800 – 5,000 SF
- Suites easily combine into max contiguous SF of 24,500 SF



PROPERTY FEATURES

- Build-to-suit opportunity
- Owner willing to customize floorplan and building design
- Unique, modern building design as planned
- Private suite entries



LOCATION

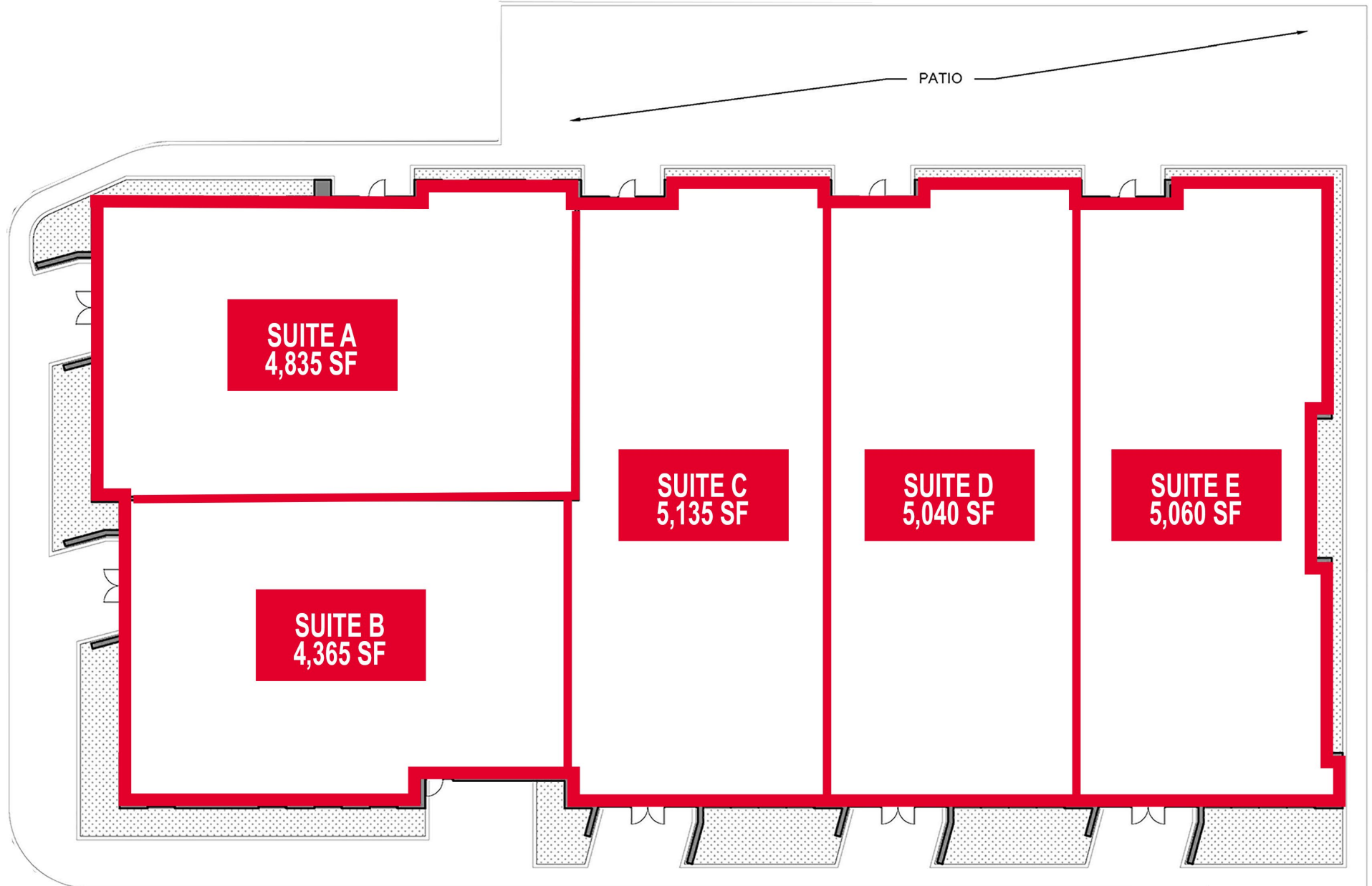
- High traffic intersection at Three Chop & Lauderdale Drive
- Adjacent to region's top producing Kroger at The Corner at Short Pump retail center
- 1.7 miles to I-64 and 3 miles to 288
- Great visibility to Wellesley residents, ones of Richmond's high income neighborhoods
- Adjacent to Everleigh senior apartments, Graystar's fastest 55+ community lease-up with the highest rents in their portfolio



SIGNAGE

Suite Signage

**UP TO 24,500
SF AVAILABLE**



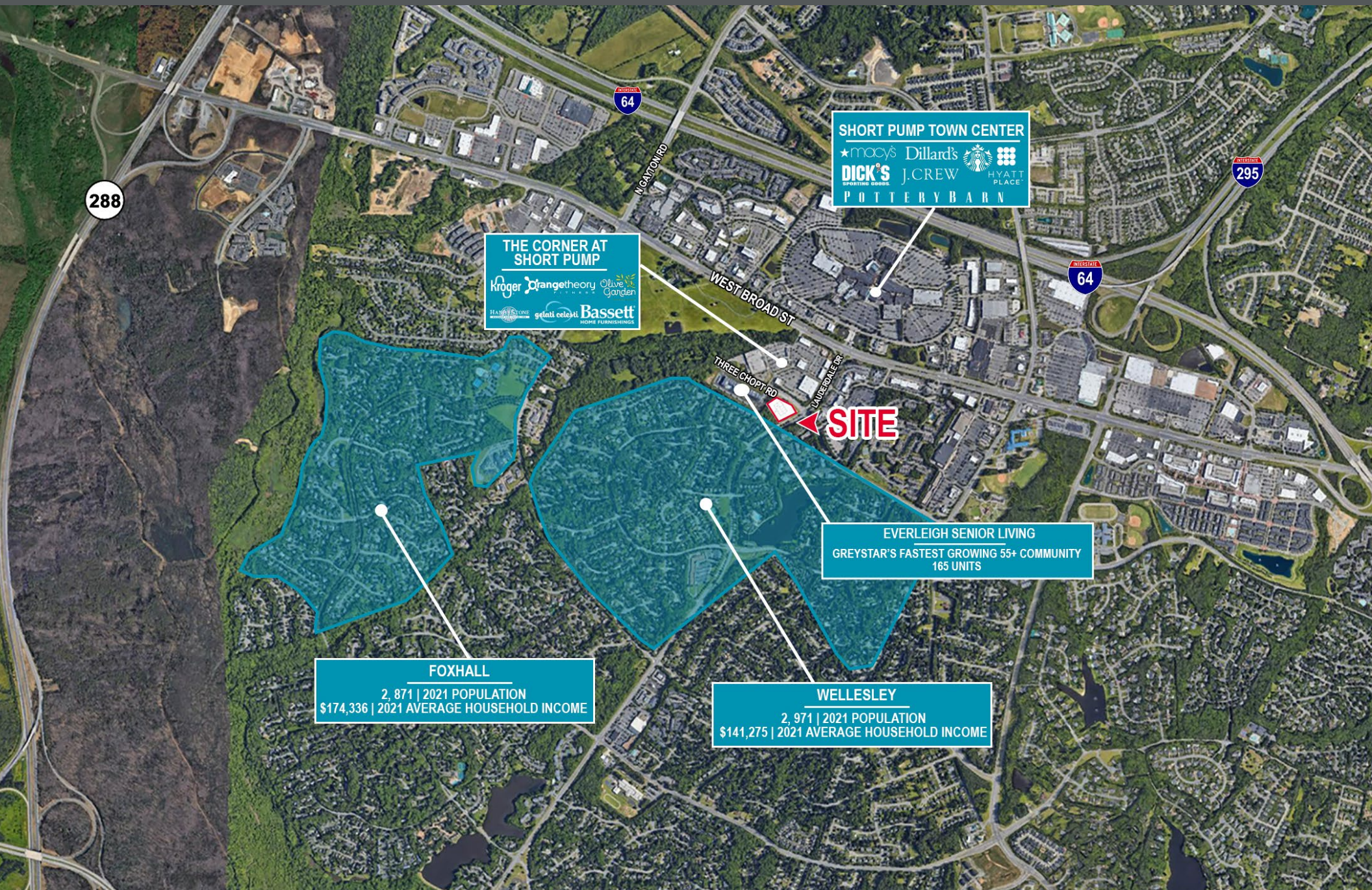
LOCATION



LOCATION



AERIAL MAP



288

64

295

64

**THE CORNER AT
SHORT PUMP**
Kroger Orangetheory Olive Garden
Bassett HOME FURNISHINGS

SHORT PUMP TOWN CENTER
★ Macy's Dillard's
Dick's J.Crew Starbucks
SPORTING GOODS HYATT PLACE
POTTERY BARN

WEST BROAD ST

THREE CHOPT RD

UNIVERSITY RD

SITE

EVERLEIGH SENIOR LIVING
GREYSTAR'S FASTEST GROWING 55+ COMMUNITY
165 UNITS

FOXHALL
2, 871 | 2021 POPULATION
\$174,336 | 2021 AVERAGE HOUSEHOLD INCOME

WELLESLEY
2, 971 | 2021 POPULATION
\$141,275 | 2021 AVERAGE HOUSEHOLD INCOME



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