

creeks at virginia center

DESIRABLE AND CREDITWORTHY
ANCHOR LINEUP

9830-9992 Brook Road
Glen Allen, VA 23059

nuveen



CRAWFORD SQUARE
REAL ESTATE ADVISORS

DICK'S
SPORTING GOODS

property highlights

The dominant shopping center servicing the Glen Allen sub-market.

Prime location with visibility on the main retail corridor, Route 1 in the Glen Allen submarket.

Proximately located across the street from the newly constructed Henrico County Sports Complex which will be a large regional attraction.

Strong anchor line-up including Dick's Sporting Goods, Ross Dress for Less, Michaels, Ulta, and PetSmart.

STRONG CUSTOMER TRAFFIC

25,000 +
Vehicles per day on Brook Road U.S. 1

2.9 MILLION
Visits annually

43,802
Daytime population within a 3-mile radius

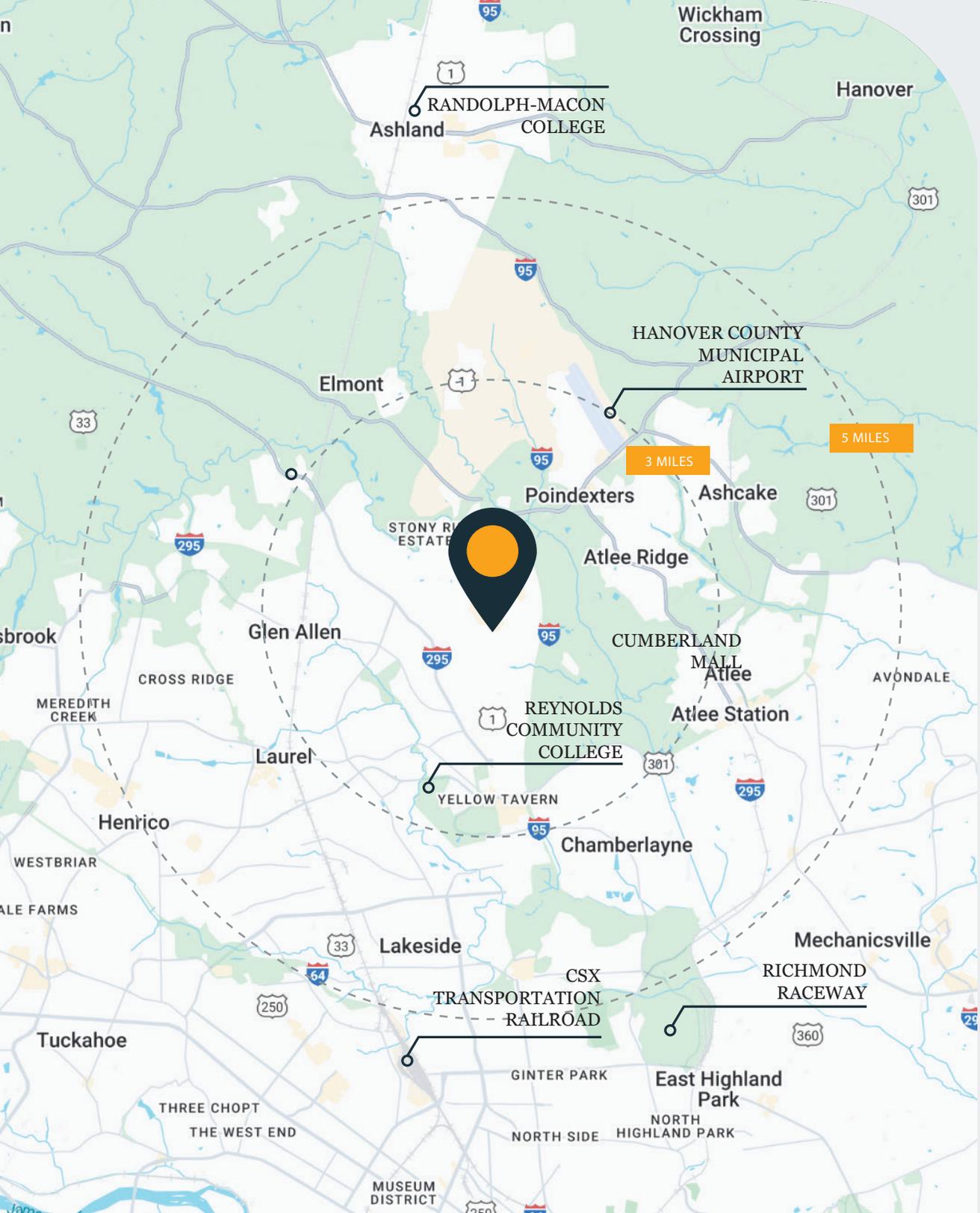


Michaels
SHOE
CARNIVAL

PETSMART
ANYTHING for PETS

ROSS
DRESS FOR LESS

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market overview

Creeks is a shopping center located in Glen Allen, Virginia, offering a variety of retail stores, dining options, and services. It provides a relaxed yet lively atmosphere for shopping and dining. The center is conveniently situated near major roads, providing easy access to local residents and visitors.

With its mix of convenience, beauty, and variety, Creeks serves as a community hub for shopping, dining, and relaxation.

\$118,440

Average HH income within a 3-mile radius

41.1

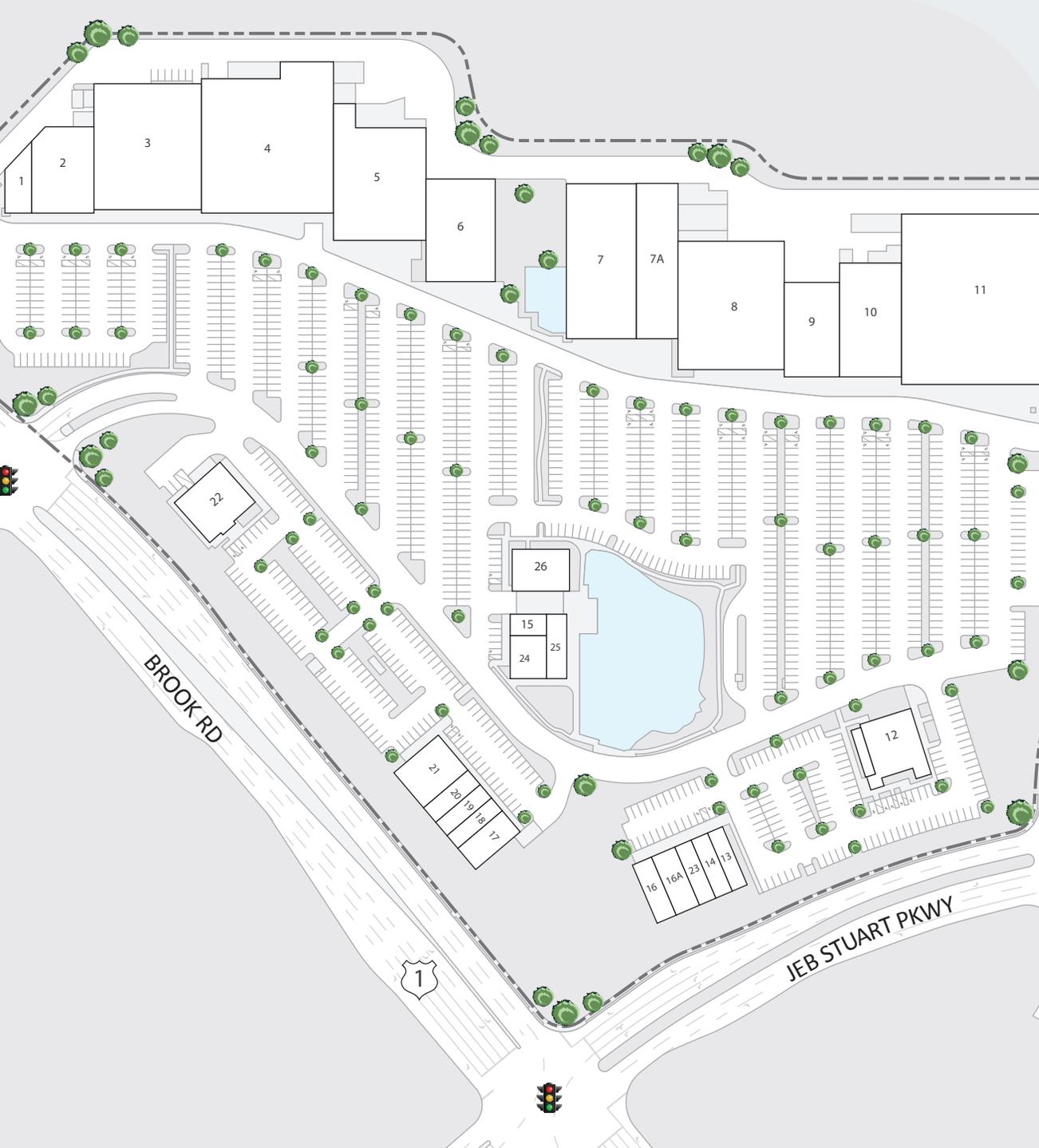
Median age within a 3-mile radius

42.8%

With an educational attainment in the true trade area



site plan



- | | |
|--|---|
| 1 2,225 SF
FAMILY & COSMETIC
DENTISTRY | 14 1,250 SF
STATE FARM INSURANCE |
| 2 9,490 SF
BARNES & NOBLE | 15 1,152 SF
UPS |
| 3 23,050 SF
TJ MAXX | 16 2,665 SF
PIVOT PHYSICAL THERAPY |
| 4 32,175 SF
ROSS | 16A 3,313 SF
BRIAN BALANCE CENTER
OF GLEN ALLEN |
| 5 18,940 SF
PETSMART | 17 3,450 SF
LENSCRAFTERS |
| 6 12,050 SF
SHOE STATION | 18 1,200 SF
EUROPEAN WAX |
| 7 23,965 SF
HOME GOODS | 19 1,553 SF
MAY NAILS |
| 7A 6,085 SF
BATH & BODY WORKS | 20 1,901 SF
TROPICAL SMOOTHIE CAFE |
| 8 23,728 SF
MICHAEL'S | 21 4,800 SF
MEN'S WEARHOUSE |
| 9 9,441 SF
FIVE BELOW | 22 6,000 SF
CHILE'S |
| 10 11,933 SF
ULTA | 23 1,375 SF
COLD STONE CREAMERY |
| 11 45,000 SF
DICK'S SPORTING
GOODS | 24 2,880 SF
CAVA |
| 12 7,000 SF
O'CHARLEYS | 25 2,268 SF
AVAILABLE |
| 13 2,060 SF
THAI TOP TEN | 26 4,200 SF
PANERA BREAD |

big box retailer hub of glen allen

GATHER, RELAX, & ENJOY





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