

Peter Vick

Senior Vice President +1 804 814 9977 peter.vick@colliers.com

Harrison Hall

Senior Vice President +1 804 814 5299 harrison.hall@colliers.com

2221 Edward Holland Dr Suite 600 | Richmond, VA P: +1 804 320 5500 colliers.com/richmond

Colonnades West Glen Allen, VA

Property Overview

For over 20 years the Colonnades West Shopping Center has been the primary off-price fashion destination in the region's dominant retail submarket. Original tenants still occupy over 70% of its 136,082 SF. The 14.73 acre site is a trophy land tract positioned at the hard corner of W Broad Street & Cox Road directly across from the main entrance to the largest office park in the Richmond MSA: The Innsbrook Corporate Center.

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Site Plan



RETAIL SPACE AVAILABLE SF

| Suite 953 | 2,500 SF |
|-------------|----------|
| Suite 921-B | 1,281 SF |
| Suite 921-C | 1,820 SF |
| Suite 921-D | 2,090 SF |
| Suite 921-E | 1,540 SF |

TRAFFIC COUNTS

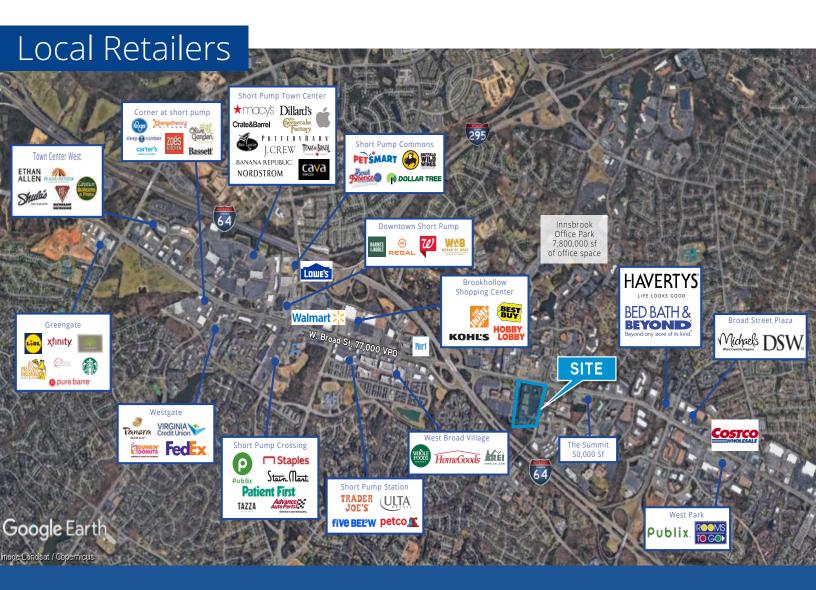
West Broad St 77,000 VPD Cox Road 15,000 VPD

PROPERTY HIGHLIGHTS

- 136,082 SF Power Center in the heart of Richmond's strongest commercial corridor
- Located across from Innsbrook Office Park with over 25,000 daytime employees
- Fully signalized intersection at Cox Road and W. Broad Street with 3 points of ingress and egress
- Great visibility and signage on West Broad and Cox Road
- Easy access to Interstate 64 and 295







Contact

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> 2221 Edward Holland Dr Richmond, VA 23230 P: +1 804 320 5500 F: +1 804 320 4839



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