

Join Target, Kohl's, TJ Maxx, Office Max and Regal 20 in Phase 1 in 46,447 sq ft anchor space coming available at Commonwealth Centre

4931 Commonwealth Centre Pkwy | Midlothian, VA 23112



Commonwealth Centre, 676,000 sq ft, largest regional center in south west Richmond



HIGHLIGHTS

- 46,447 sq ft, 220 ft wide by 200 ft deep, can be subdivided
- Space comes with 40.8" high by 4.8 ft wide panel on both sides of the pylon sign fronting Hull Street Rd., RT 360, facing 76,000 VPD. The pylon is located on Hull Street in front of McDonald's and the center drive way.
- Commonwealth Centre, 676,000 sq ft, is the largest regional center in south west Richmond. The lead tenants of Phase 1 include Target, 122,474 sq ft, Kohl's, 85,838 sq ft, TJ Maxx 30,000 sq ft, Famous Footwear, Lazy Daisy, Bath & Body Works and Regal Commonwealth Stadium 20 & IMAX, 80,700 sq ft
- Commonwealth Centre Parkway has 11,000 VPD with (3) entrance and (5) exit lanes at the light on Hull Street Road (Rt.360) 76,000 VPD. The Parkway also has direct access from its own exit off Rt.288 South with on-ramps returning to both Rt.288 North and South.
- The Anchor space is located directly on Commonwealth Centre Parkway with a two lane access driver to the parking lot and three additional access points
- Building has 2 loading docks with outside compactor area plus 2 large roll up doors



2019 DEMOGRAPHICS

	2 miles	5 miles
Population	46,715	105,727
Households	17,647	38,477
Avg HH Income	\$95,084	\$105,477
Median HH Income	\$82,222	\$88,388
Associates Degree	9.20%	8.60%
Bachelors Degree	28.37%	29.74%
Graduate Degree	15.03%	16.88%
201,007 people within a 15 min drive time		



EXCLUSIVE AGENT

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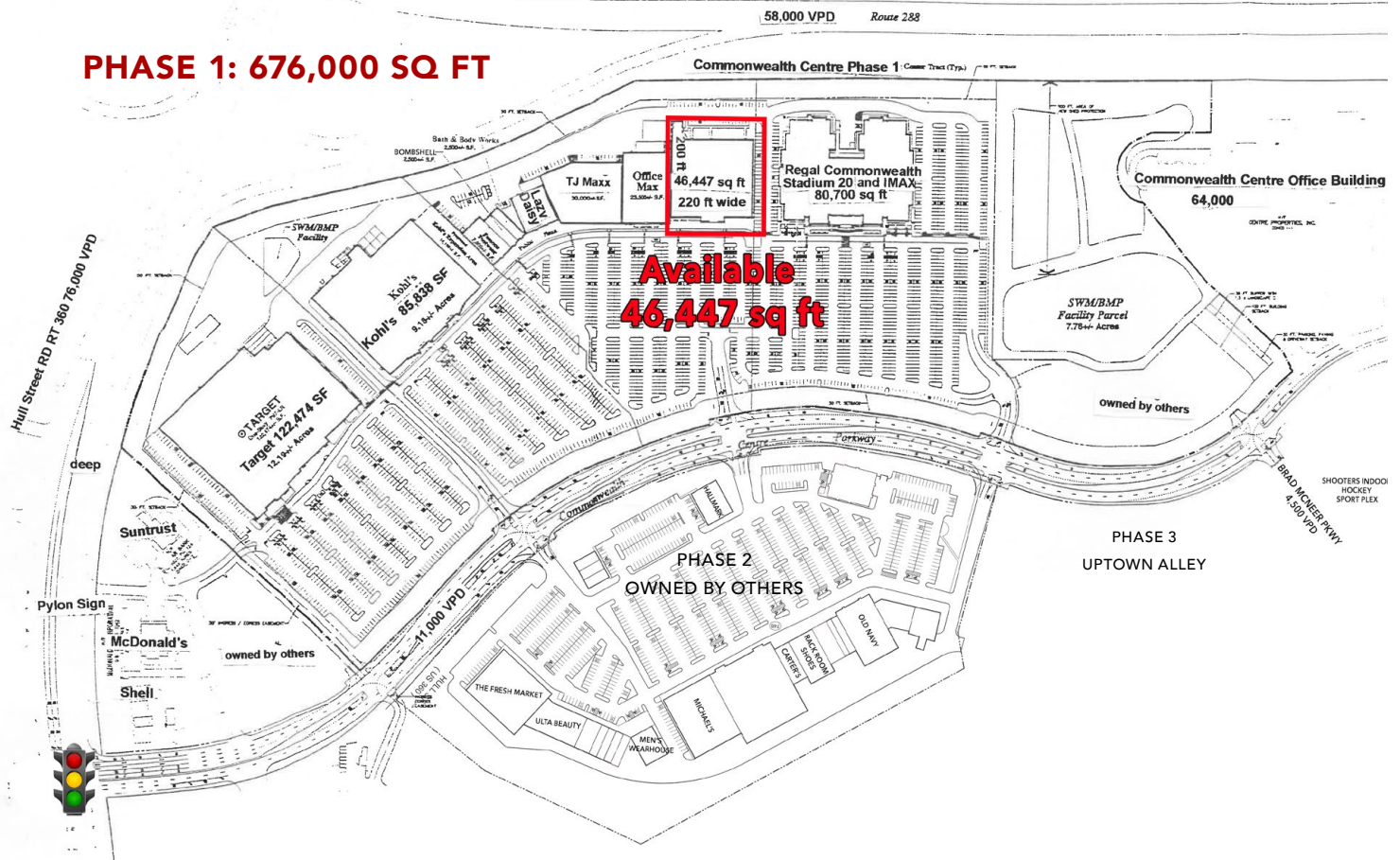
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PHASE 1: 676,000 SQ FT



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Available 46,447 sq ft (space # 5) is located in Commonwealth Centre Phase I. The first phase area has 409,000 sq ft and is anchored by:

- Target, 122,474 sq ft, recently updated including new departments inside of store
- Kohls, 85,838 sq ft, recently updated the exterior of building
- TJ Maxx, 30,000 sq ft, recently exercised a 5 year option commencing summer 2021
- Office Max, 23,500 sq ft
- Regal Commonwealth Stadium 20 & IMAX, 80,700 sq ft, the largest theater in south Richmond

Phase 2, 165,611 sq ft, is adjacent to phase 1 and on the west side of Commonwealth Centre Parkway. Owned by others. It is anchored by:

- Fresh Market
- Old Navy
- Michael's
- Rack Room
- Men's Warehouse
- Ulta
- Hallmark

Phase 3 Uptown Alley Bowling, 57,000 sq ft. Owned by others.

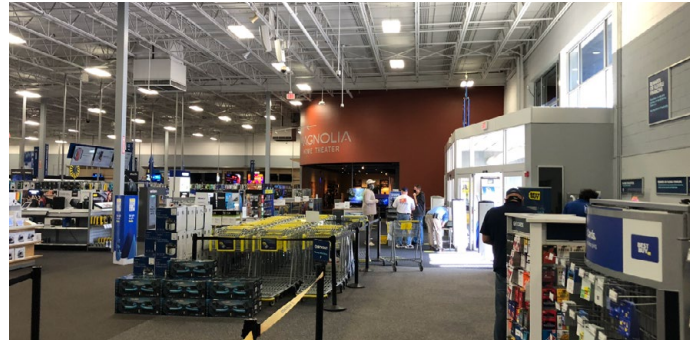
South of Commonwealth Centre in Phase 5 are the Commonwealth Apartments under construction with approx 226 units and scheduled to be completed 2021.



exit off of Rt 288 South

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