

FOR LEASE

0.16 AC
DEVELOPMENT
OPPORTUNITY

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DEVELOPMENT
OPPORTUNITY

The Shops at Wellesley

3416-3470 Lauderdale Drive / Richmond, VA 23233

Overview

The Shops at Wellesley is situated in Short Pump, one of Richmond's most desirable residential, office and retail trade areas. The Shops offers convenience and visibility to Lauderdale Drive (10,000 AADT), and caters to a densely populated residential corridor with strong household incomes (\$180,000+ average within 1 mile). With a diverse tenant mix, the project has ample parking and is an ideal business opportunity for users seeking access to one of Richmond's most affluent retail markets.

Quick Facts

Availability	Immediate
Size	0.16 AC development opportunities
Rental Rate	Negotiable
Net Charges	CAM \$4.41 psf; TAX \$1.70 psf; INS \$0.44 psf
Co-Tenants	    



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MONUMENT
SIGNAGE
AVAILABLE

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COMMERCIAL REAL ESTATE

2025 Demographics	1 mile	3 miles	5 miles
 POPULATION	12,390	65,656	144,481
 HOUSEHOLDS	4,342	25,390	56,750
 AVG. HH INCOME	\$197,238	\$180,812	\$171,858
 DAYTIME POPULATION	14,737	78,420	172,192
 TRAFFIC COUNT	10,000 AADT (Lauderdale Dr)		



Tenant

4	VIP Cleaners
5	Petrnificent
6	Corner Barre
7	Edward Jones
8	Salon Blue
9	Luminous Wine & Beer
11	Hibachi House
12	Zoom Room
12A	Montessori Kids Universe
13	Relax Nails
14	Project Lean Nation
15	Allstate
16	Short Pump Orthodontics
17	The Exercise Coach
18a	Vinny's Italian Grill
18b	Wellesley Animal Hospital
19	Mueller Dentistry
20	Thai Won On
21	Scott's Smokehouse
22	Branches







Interested? Contact:

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