

**FOR LEASE** Available Immediately



# 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 (\$180,831 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** 2,321 square feet [360° Virtual Tour](#)
- Rental Rate** Negotiable
- Net Charges** CAM \$4.41 psf; TAX \$1.70 psf; INS \$0.44 psf
- Co-Tenants**



2024 Demographics	1 mile	3 miles	5 miles
POPULATION	12,341	65,222	144,368
HOUSEHOLDS	4,329	25,241	56,753
AVG. HH INCOME	\$180,831	\$165,699	\$157,027
DAYTIME POPULATION	14,504	70,491	172,166
TRAFFIC COUNT	10,000 AADT (Lauderdale Dr)		



### Tenant

4	VIP Cleaners
5	Petnificent
6	Corner Barre
7	Edward Jones
8	Salon Blue
9	AVAILABLE
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	Redemption BBQ
22	Branches







# Interested? Contact:

## Spotty Robins

- ✉ [srobins@segallgroup.com](mailto:srobins@segallgroup.com)
- ☎ 804.207.4040
- 📱 804.339.9525

## Ainslie Roland

- ✉ [aroland@segallgroup.com](mailto:aroland@segallgroup.com)
- ☎ 804.207.4040
- 📱 804.363.6887

## Trey Blankinship

- ✉ [tblankinship@segallgroup.com](mailto:tblankinship@segallgroup.com)
- ☎ 804.207.4040
- 📱 804.516.1205



### Maryland

605 South Eden Street  
Suite 200  
Baltimore, MD 21231  
410.753.3000

### DC • Northern VA

8245 Boone Boulevard  
Suite 200  
Tysons, VA 22182  
202.833.3830

### Richmond

4701 Cox Road  
Suite 100  
Glen Allen, VA 23060  
804.207.4040

### Online

[www.segallgroup.com](http://www.segallgroup.com)

