

FOR LEASE

JOHN ROLFE COMMONS

2244 JOHN ROLFE PARKWAY, RICHMOND, VA 23233



**15,149 SF ON 2nd FLOOR
ABOVE PUBLIX ANCHORED
SHOPPING CENTER**



THALHIMER

PROPERTY OVERVIEW

- 15,149 SF former fitness center above Publix anchored shopping center with dedicated private entrance, elevator and stairs to 2nd floor
- Prominent corner location at John Rolfe Pkwy & Ridgefield Pkwy
- Surrounded by dense, established residential neighborhoods
- Adjacent to community demand drivers: Tuckahoe Little League, Godwin HS, The Steward School
- Abundance of parking
- Available immediately
- [VIEW WEBSITE](#)



JOIN AREA RETAILERS



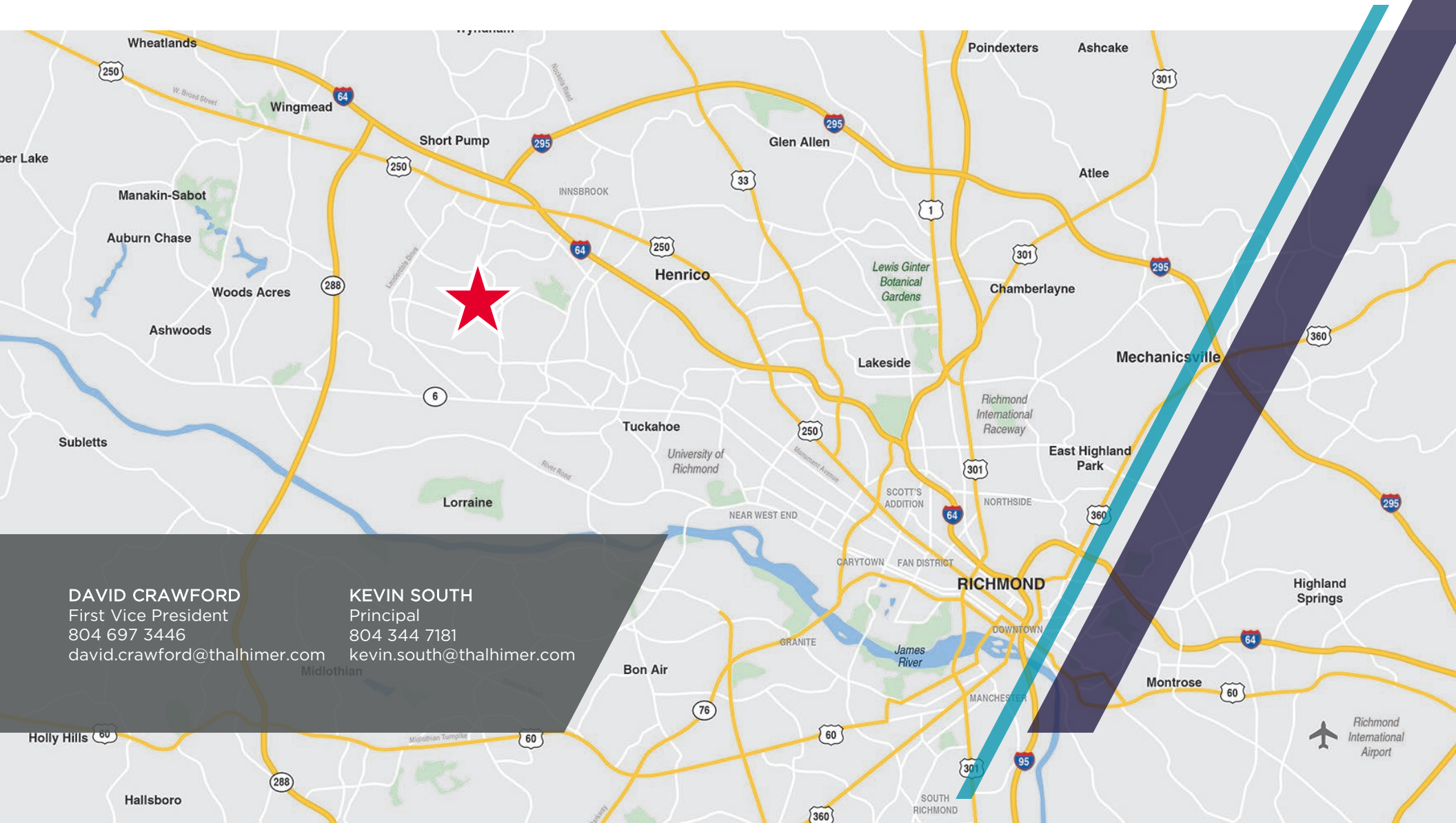
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,116	11,050	21,873
Daytime Population	1,858	6,633	13,968
Households	1,282	4,170	8,012
Average HH Income	\$150,143	\$144,642	\$153,744



THALHIMER

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
thalhimer.com



DAVID CRAWFORD

First Vice President
804 697 3446

david.crawford@thalhimer.com

KEVIN SOUTH

Principal

804 344 7181

kevin.south@thalhimer.com

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