

Towne Center West

200 Towne Center West Blvd.
Henrico, VA 23233



Broker Contact:

Mark Pendleton
(757) 486.1000 TTY 711







Why Choose Towne Center West?

133,000

Over 133,000 potential customers reside within a 10-mile radius

Towne Center West (TCW) is strategically connected to the most successful mall in Richmond, VA. Short Pump Town Center is 1.3 million SF and features over 120 premier retail shops and restaurants.

Perfectly situated off of Interstate 64. Near Interstate 295 and Route 288. On W. Broad Street and N. Gayton Rd.

Get Noticed

All TCW tenants get to advertise on our state-of-the-art LED monument sign for free.

Why Choose Towne Center West?

- ✔ The Richmond Hilton Conference Center & Spa offers 254 guest rooms, 25,000 SF of event space and capable of hosting 10-1300 people in the ballroom, Aura Spa & Salon and Shula's Steak House.
- ✔ Towne Center West benefits from the traffic created by the 82,000 SF American Family Fitness Center connected to TCW.
- ✔ From Reflections of West Creek Apartments over 1,000 residents have pedestrian connectivity via landscaped paths and foot bridges to TCW.
- ✔ An additional 420 luxury apartment homes are available at Marshall Springs at Gayton West and are within walking distance to TCW.
- ✔ Ethan Allen occupies a 23,980 SF high end furniture store on West Broad Street.
- ✔ Bright Horizons operates a 14,000 SF Daycare facility that is located directly behind Ethan Allen.
- ✔ Virginia Eye Institute occupies a 16,000 SF comprehensive eye-care center on West Broad Street.
- ✔ BJ's Brewhouse & Restaurant occupies a 7,658 SF high energy and fun casual restaurant.
- ✔ VCU Health System occupies a 110,000 SF Neuroscience and Orthopedic Wellness Center.
- ✔ The Gayton Road extension connecting to West Broad Street is located just to the West of TCW. This creates a major traffic pattern change for the residents North of Interstate 64.
- ✔ Towne Center West is 1.2 miles from the 3,500-acre West Creek Office Park which currently is home to Capital One, Car Max Corporate Office, and Performance Food Group. TCW is 5 minutes from Innsbrook, which is a 1,350-acre office park with over 25,000 employees.
- ✔ The average household income in the corridor surrounding Towne Center West is over \$121,000 annually.



 **The
Big Scoop**

200

PHYSICAL THERAPY
M AND FUNCTION

VCU Health



Center Location:
200 Towne Center West Blvd.
Henrico, VA 23233

Size:
47,397 SF

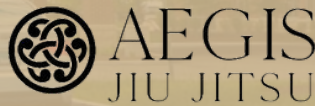
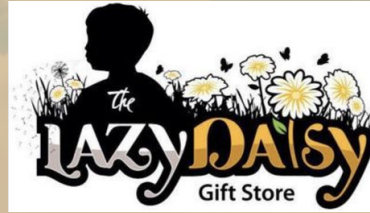
Rental Rate:
Contact Agent

Estimated CAM, Taxes & Insurance:
\$6.20 SF

Space Available:
FULLY LEASED

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MAJOR TENANTS



OUTPARCEL



Virginia Family Dentistry
A TEAM APPROACH TO DENTAL CARE



ETHAN
ALLEN



MARSHALL SPRINGS AT GAYTON WEST
420 APARTMENTS

REFLECTIONS AT WEST CREEK
422 APARTMENTS

Building 7

Building 6

Building 1

N GAYTON RD

W BROAD ST






Towne Center West

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Building 1

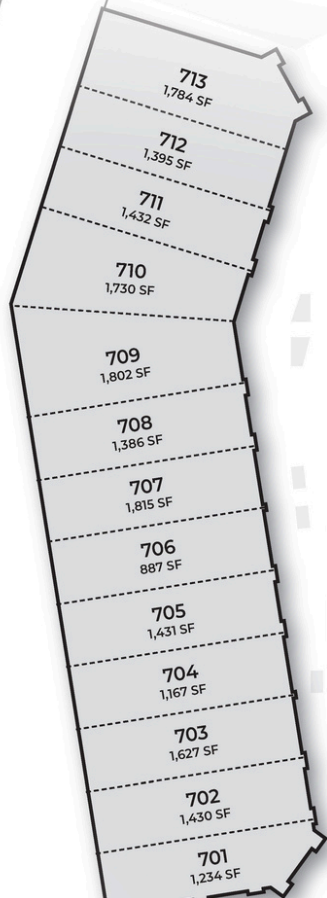
12020 West Broad Street

 <p>101 6,507 SF</p>	 <p>102 2,093 SF</p>	 <p>103 - 108 6,004 SF</p>
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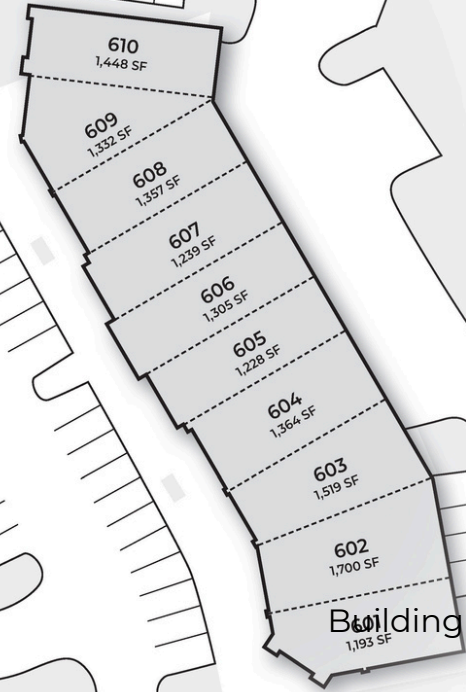
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Building 7

Towne Center West Blvd.



Building 6

to W Broad St. →



Towne Center West Tenants

Building 1 12020 West Broad Street

Suite #	Tenant
101	Plaza Azteca
102	Huntington Learning Center
103	The Lazy Daisy

Building 6 200 Towne Center West Blvd

Suite #	Tenant
601 -602	The Big Scoop
603	Form and Function Physical Therapy
604-605	Aegis Jiu Jitsu
606	VA Nails
607	Short Pump Luxe Realty
608-609	The Honey Baked Ham Company
610	Couture Eyewear

Building 7 200 Towne Center West Blvd

Suite #	Tenant
701 -702	Pho 1 Grill
703	THE BURG
704	Edward Jones
705	Glo Med Spa
706	Medi Slim
707	Hungry Eyes Jamaican Grill
708	Decks and Docks Lumber
709	Short Pump Family Dentistry
710	Painting with a Twist
711-713	Alana Kai Salon

Outparcel Tenants

Virginia Family Dentistry
Virginia Eye Institute
BJ's Restaurant & Brewhouse
Hilton Hotel
Ethan Allen
Bright Horizons
VA Oral & Facial Surgery
Home 2 Suites by Hilton
VCU Health Systems



OUR MISSION: Help Others. Live Better.

“Help Others. Live Better.” is more than just a mission statement; it is the guiding principle that shapes everything The Breeden Company does. We believe that by helping others, we not only improve the lives of our company’s team members but also support more compassionate and caring communities. This mission drives us to actively engage with and uplift the communities we are part of, recognizing that our success is intertwined with the well-being of those who live, work and play there.

Positive impacts on the communities in which we are a part of are crucial to us because they foster a sense of belonging and mutual growth. When we invest in the health, education and prosperity of our communities, we build stronger, more resilient environments where everyone can thrive. Our commitment to making a difference ensures that we contribute to a cycle of continuous improvement, where helping others leads to a better quality of life for all.



WHY CHOOSE A BREEDEN COMMERCIAL SPACE?

Nationally recognized, with more than 65 years of expertise in every facet of the industry, The Breeden Company is a real estate development company that boasts a portfolio of over 2 million square feet of retail and office that have been designed, developed and managed. We are a collective driven by client relationships. We believe in providing innovative CRE solutions that meet and exceed our clients' needs.

Breeden Realty is one of the largest CRE firms in Virginia (Virginia Business, October 2024).

CONTACT:



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BREEDON

Nationally Recognized

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