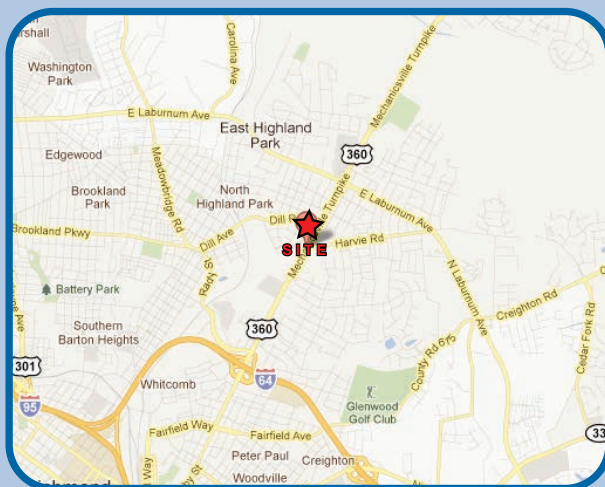


# OAK HILL PLAZA

3101 Mechanicsville Turnpike, Richmond, Virginia

**Food Lion Anchored Shopping Center**



Oak Hill Plaza is the dominant grocery and value oriented anchored shopping center within the 3 mile trade area. The 111,680 square foot center has excellent access and exposure along Mechanicsville Turnpike with daily traffic counts of approximately 30,000 cars. The center's surrounding area contains well established neighborhoods catering to middle income homeowners. The center boasts a diverse mix of tenants that in addition to the Food Lion anchor, includes national soft good tenants, national food, service tenants and a balanced assortment of local tenants serving the community.

**PROPERTY MANAGER:**  
The Bedrin Organization  
201.612.8800

**THE BEDRIN ORGANIZATION**  
Value Oriented Real Estate Managers  
[www.bedrin.com](http://www.bedrin.com)

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3101 Mechanicsville Turnpike, Richmond, Virginia

## Food Lion Anchored Shopping Center

### DEMOGRAPHICS

#### POPULATION 1 mile 3 miles 5 miles

2018 Estimated 10,938 101,086 228,612

2023 Projected 11,506 105,850 238,276

#### INCOME

2018 Estimated \$74,968 \$55,657 \$66,370

2023 Projected \$83,260 \$62,087 \$75,845



Suite	Tenant	Sq. Footage
1	Subway	1,250
2	LA Nails	750
3	AVAILABLE	1,000
4/5	Drip Dealer	3,600
6	DTLR	5,600
7	H&R Block	1,400
8	Pizza Hut	1,400
9	Coin Laundry	2,400
10	Hunan Gourmet	1,200
11	A&K Tobacco	1,000
12	Mega Tel Wireless	1,000
13	Martha's Beauty	1,000
14	Buddy's Rentals	4,800
15	Shoe City	6,720
16	Food Lion	35,560
17	Image Matters	1,600
18A	AVAILABLE	1,640
18B	America's Best Wings	1,560
19	Send-A-Chef	1,400
20	CC's Pet Spa	1,050
21	AVAILABLE	3,150
22	Virginia ABC	4,800
23	AVAILABLE	1,600
24	Ryan's Uniforms	3,200
25	Beauty Supply	23,000
26	Metro Treatment	.798 Acre

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