



Accelerating success.



GREENGATE

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Putting the **Urban** in **Suburban**





GREENGATE

Until recently, if you'd visited western Henrico's Short Pump area you'd have found plenty of housing and plenty of shopping — most of it huge, all of it disconnected. Not anymore. In 2013, the visionary development team at Markel | Eagle Partners set out to create a walkable urban community amid Short Pump's myriad shops, restaurants, and residential developments. They wanted something different; something that evoked the culture and experience of a small, but thriving, downtown. Markel | Eagle has made a significant investment to ensure their vision for GreenGate was brought to life. The first urban-suburban development of its kind in Richmond, the project sets the standard for what thoughtfully-designed, and appropriately-scaled development can achieve.

The resulting development's design is purposeful and meant to evoke classic Richmond communities, including walkability to a blend of local restaurants and retail entities combined with bigger national chains to create an authentic feel rooted in the community's needs (and wants!). Sitting in front of 248 homes, a residential clubhouse and pool, a 45,000 square-foot office building and a Phase II Pad site, is 115,000 square feet of retail commercial space across seven architecturally distinct buildings.

Considered a success by any standard, the project has generated substantial interest and investment from the restaurant community. Richmond-based EAT Restaurant Partners and Richmond Restaurant Group signed on almost immediately — bolstered by the development's truly mixed-use approach which provides a residential "feeder" for the surrounding retail and restaurants. Now nearly at capacity, The Row includes: a Lidl Grocery, restaurants Red Salt Chophouse and Sushi, Mellow Mushroom, The Daily Kitchen & Bar and West Coast Provisions, Starbucks, and retailers Cycle Bar, Carytown Bicycle Co., Mango Salon, Polished Nail Salon, Ginger Juice, Purify, Solidcore, Pure Barre, and Sugar Hive Beauty Bar.

Property Features

GreenGate is Richmond's newest high end mixed-use development which houses over 115,000 square feet of upscale retail space. Located in the heart of the Short Pump market which houses over 5.5 million square feet of retail and is considered to be the premier shopping destination for the Richmond MSA. GreenGate is a master planned 75 acre mixed-use project consisting of a 248 unit residential community with a mix of townhomes and single family and a commercial component that includes retail and office space fronting West Broad Street.



Located near the corner of West Broad Street and North Gayton Road in Short Pump, VA. It is ¼ mile from the 1.4 million square foot Short Pump Town Center.



± 160,000 SF of commercial space

- 115,000 SF of retail space
- 45,000 SF of office space



Signalized intersection

2021 Demographics

	1 Mile	3 Miles	5 Miles
Population	7,565	54,144	116,004
Daytime Population	10,553	57,548	123,661
Total Households	2,707	19,906	45,505
Avg. Household Income	\$171,193	\$155,242	\$134,252

Short Pump Submarket Stats

5.5+ Million SF of retail

7+ Million SF of office product

35,000 day time population

Traffic Counts

West Broad St.	45,000 VPD
I-64	72,000 VPD
Gayton Rd.	24,000 VPD
Rt 288	46,000 VPD

Interstate Accessibility



1 mile to Route 288



1.75 miles to Interstate 64



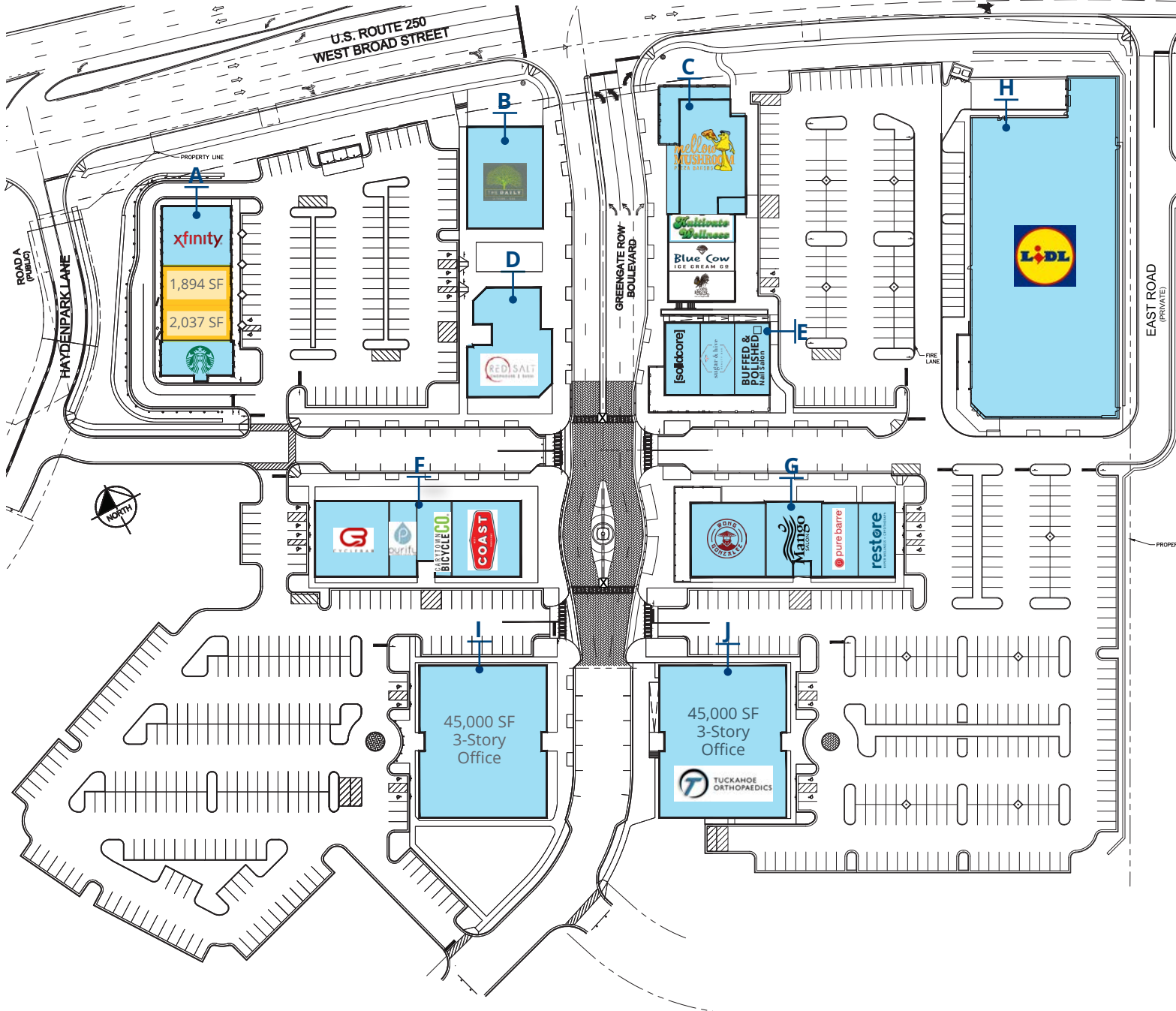
3 miles to Interstate 295



248 single family and townhome residences priced from \$500K to \$900K



Site Plan



BUILDING A	1-Story Retail
STARBUCKS	1,850 SF
AVAILABLE	1,894 SF
AVAILABLE	2,037 SF
XFINITY	3,890 SF
BUILDING B	
The Daily	6,700 SF
BUILDING C	1-Story Retail
Mellow Mushroom	5,500 SF
Kultivate Wellness	1,549 SF
Blue Cow Ice Cream	1,535 SF
The Cocky Rooster	1,561 SF
BUILDING D	
Red Salt	6,089 SF
BUILDING E	1-Story Retail
Buffed & Polished	1,400 SF
Sugar Hive	2,011 SF
Solidcore	1,934 SF
BUILDING F	1-Story Retail
West Coast	SF
Carytown Bicycle	SF
Cycle Bar	SF
Purify	SF
BUILDING G	1-Story Retail
Wong Gonzalez	4,436 SF
Mango Salon	2,889 SF
Pure Barre	2,037 SF
Restore Hyper Wellness	2,009 SF
BUILDING H	
LIDL	36,376 SF
BUILDING I	3-Story Office
Office Users	
BUILDING J	3-Story Office
Office Users	



WEST BROAD MARKETPLACE

- AC MOORE ARTS & CRAFTS
- ALDI
- RACK ROOM SHOES
- CVS pharmacy
- TJ-MAXX
- verizon
- Cabela's
- Essex Bank
- Wegmans

GREENGATE

- mellow MUSHROOM
- RED SALT SUSHI HOUSE & SUSHI
- LIDL
- Starbucks
- THE DAILY
- COAST
- Mango
- xfinity
- Kaliote Wellness

TOWN CENTER WEST

- ETHAN ALLEN
- pho grill
- BJS RESTAURANT BREWHOUSE
- Shula's RESTAURANTS
- Caribou BURGERS & FRIES
- PLAZA-AZTECA
- KANPAI

SHORT PUMP TOWN CENTER

- DICK'S SPORTING GOODS
- Chick-fil-A
- cheesecake Factory
- Apple
- Bar Louie
- Starbucks
- NORDSTROM
- URBAN OUTFITTERS
- macy's
- COOPER'S HAWK WINE & RESTAURANTS
- TEXAS de BRAZIL
- Dillard's
- CAVA

DOWNTOWN SHORT PUMP

- Walgreens
- DOLLAR TREE
- PETSMART
- Arbys
- BUFFALO WILD WINGS GRILL & BAR
- BARNES & NOBLE
- Starbucks
- REGAL CINEMAS
- tropical CAFE

THE CORNER AT SHORT PUMP

- Kroger
- sleep
- number.
- HP
- zoë's KITCHEN
- Olive Garden
- carter's
- Bassett
- GENGHIS GRILL
- Djangetheory

SHORT PUMP

- pbt
- FIRST WATCH THE DAYTIME CAFE
- Publix
- Tanera
- Starbucks
- Bank of America
- Charles Schwab
- FedEx Office
- Chick-fil-A
- Starr Mart
- DUNKIN' DONUTS
- STAPLES
- LA BOY

SHORT PUMP

- BEST BUY
- SONIC
- HOBBY LOBBY
- KOHL'S
- Wendy's
- Walmart
- McDonald's

SHORT PUMP

- COSTCO WHOLESALE
- IHOP
- DICKEY'S
- DSW
- AMERICAN FREIGHT FURNITURE - MATTRESS
- Michaels
- ROOMS TO GO
- LifeWay
- Advanced Auto Parts

SHORT PUMP

- Sams Club
- SUNTRUST
- Kroger
- Wendy's
- Chick-fil-A
- LOWE'S
- Party City
- VCF
- VALUE CITY FURNITURE

WEST BROAD VILLAGE

- TRADER JOE'S
- HomeGoods
- AREI
- CARRABBA'S
- WHOLE FOODS
- Chuy's
- ULTA
- petco
- bonefish GRILL
- acac
- GOLF GALAXY

WEST BROAD VILLAGE

- MOE'S
- OfficeMax
- FIVE GUYS
- SHOE CARNIVAL
- CVS pharmacy
- Marshall's
- ROSS
- SMOOTHIE KING

INNSBROOK SHOPPES

- BLAZE PIZZA
- TAZIKIS
- Starbucks
- DO
- CAPITAL
- ALC HOUSE
- noodles

GAYTON CENTER

- Little Caesars
- OLIE'S

JOHN ROLFE COMMONS

- twirL
- Wendy's
- Rudin's
- Publix

GLENEAGLES CENTER

- EXXON
- DUNKIN' DONUTS
- Glory Days

WEST BROAD VILLAGE

- petco
- COOK-OUT
- Tanera
- Firestone
- THE FRESH MARKET
- Kroger
- SUNTRUST
- Walmart

TUCKAHOE VILLAGE SHOPPING CENTER

- McDonald's
- BURGER KING
- ph
- Arbys
- ANYTIME FITNESS
- BB&T
- FOOD LION

REGENCY SQUARE

- JCPenney
- FOREVER 21
- sears
- Foot Locker
- Chick-fil-A

Local Retailers







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