



REGENCY SQUARE

PARHAM & QUIOCCASIN ROADS
HENRICO (RICHMOND), VA

THE FUTURE OF REGENCY SQUARE:
Endless possibilities

CONCEPTUAL RENDERING

850,000 Square Foot Regional Mall



CUSHMAN &
WAKEFIELD

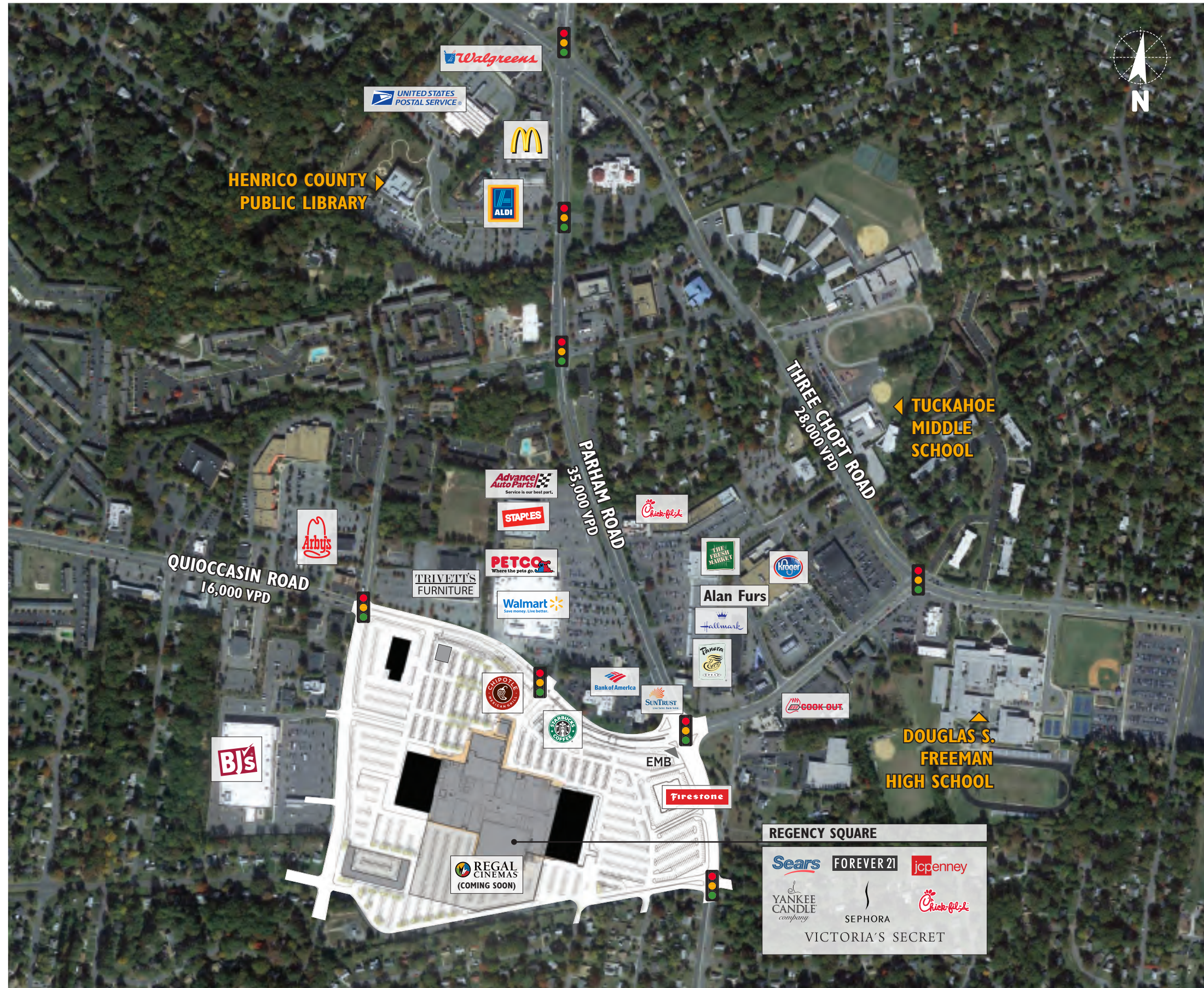
THALHIMER

Regency Square Today

MALL INFORMATION

Location	<ul style="list-style-type: none"> • 1.5 miles south of I-64 at exit 181 in Richmond, VA • Located in a retail hub including Walmart, BJ's Wholesale, Kroger, Fresh Market, and Petco
Market	Richmond MSA (1.3 million in population). Regency Square is centrally situated to attract shoppers from the most affluent residential areas in the Richmond Market. Within the center's five-mile radius the average household income is \$96,311 and population of 195,950
Description	Two-level, enclosed, regional center
Anchors	JCPenney, Forever XXI, Sears, TJMaxx (pending) and 10-screen theater (pending)
Zoning	B-3
Total Retail SF	850,000
Site Size	25.6 acres (total 47.6 acres)
Parking	4,381 spaces

CURRENT SELECT TENANT ROSTER



REGENCY SQUARE

EMB = Electronic Message Board

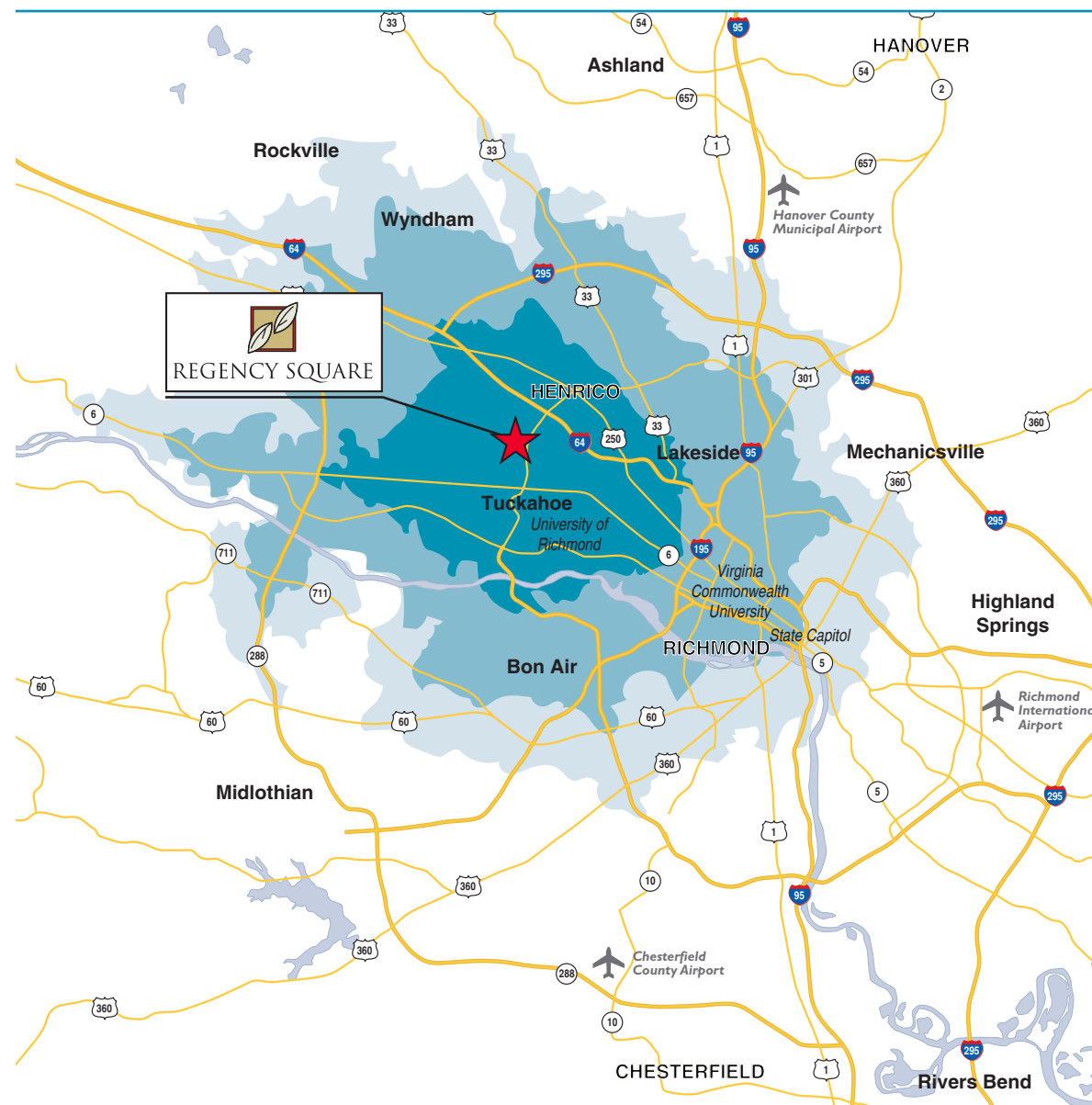
DEMOGRAPHICS

LOCATION, LOCATION, LOCATION

Parham Road is a major internal loop connecting I-95/I-64 with the Powhite and Chippenham Parkways, allowing easy access to both north and south of the James River with a traffic count exceeding 35,000 vehicles per day and over 50,000 VPD at the intersection.

Not only does Regency Square offer access to a close (7-minute drive time) population with average household incomes nearing \$95,000 and over 100,000 in daytime population, it also offers access to five of the nation's Fortune 1000 companies, three hospitals and the University of Richmond's 4,350 students. VCU's campus is within 12 minutes and adds an additional 32,000 student shoppers.

DRIVE TIME MAP



■ 7 MINUTES ■ 12 MINUTES ■ 15 MINUTES



132,917

7-MINUTE POPULATION

12-Minute Population:
352,777

501,894:
15-Minute Population



518,384

15 MINUTE PROJECTED POPULATION



3-MILE

RADIUS

No. of Households:
33,979

Avg. HH Income:
\$94,733



\$1.04 B

3-MILE 2015 RETAIL EXPENDITURE

DRIVE TIMES	7 minute	12 minute	15 minute
2015 Estimated Population	132,917	352,777	501,894
2020 Projected Population	136,446	363,744	518,384
2015 Households	56,170	151,735	212,918
2020 Projected Households	58,925	159,435	224,127
2015 Average Household Income	\$95,730	\$87,950	\$81,134
2020 Projected Household Income	\$105,824	\$97,020	\$89,159
Daytime Employees	105,035	317,458	400,311

RADIUS	1 Mile	3 Mile	5 Mile
2015 Estimated Population	11,960	82,376	195,950
2020 Projected Population	12,311	84,435	201,292
2015 Households	4,911	33,979	82,734
2020 Projected Households	5,177	35,664	86,834
2015 Average Household Income	\$73,527	\$94,733	\$96,311
2020 Projected Household Income	\$80,598	\$104,607	\$106,402
Daytime Employees	6,606	54,101	166,835

CONSUMER EXPENDITURE	1 Mile	3 Mile	5 Mile
2015 Retail Expenditure	\$127 M	\$1.04 B	\$2.56 B

TRADE AREA PROFILE	
2015 Estimated Population	709,989
2020 Projected Population	732,520
2015 Households	293,048
2020 Projected Households	309,448
2015 Median Age	37.6
2015 Average Household Income	\$80,527
2020 Projected Average Household Income	\$88,376



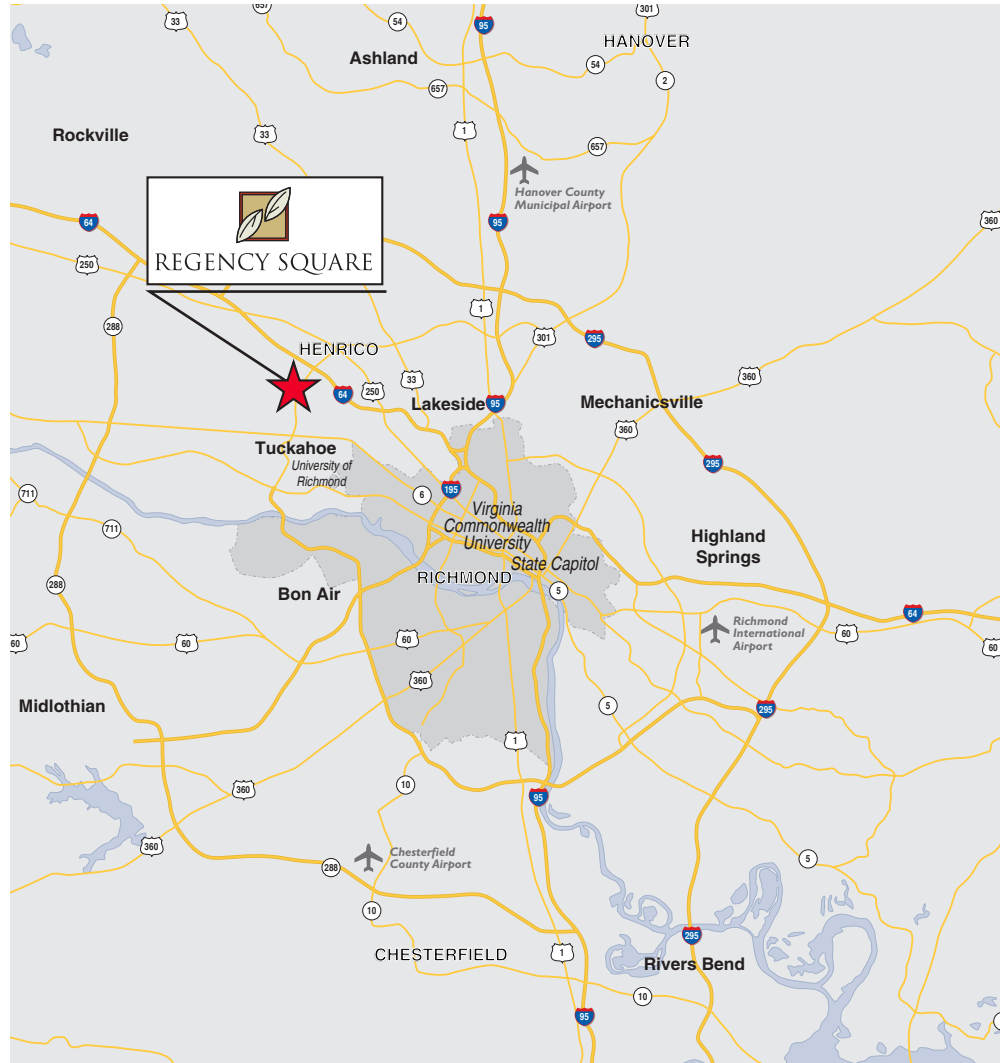


LEVEL ONE | Merchandising Plan & Parking Scheme

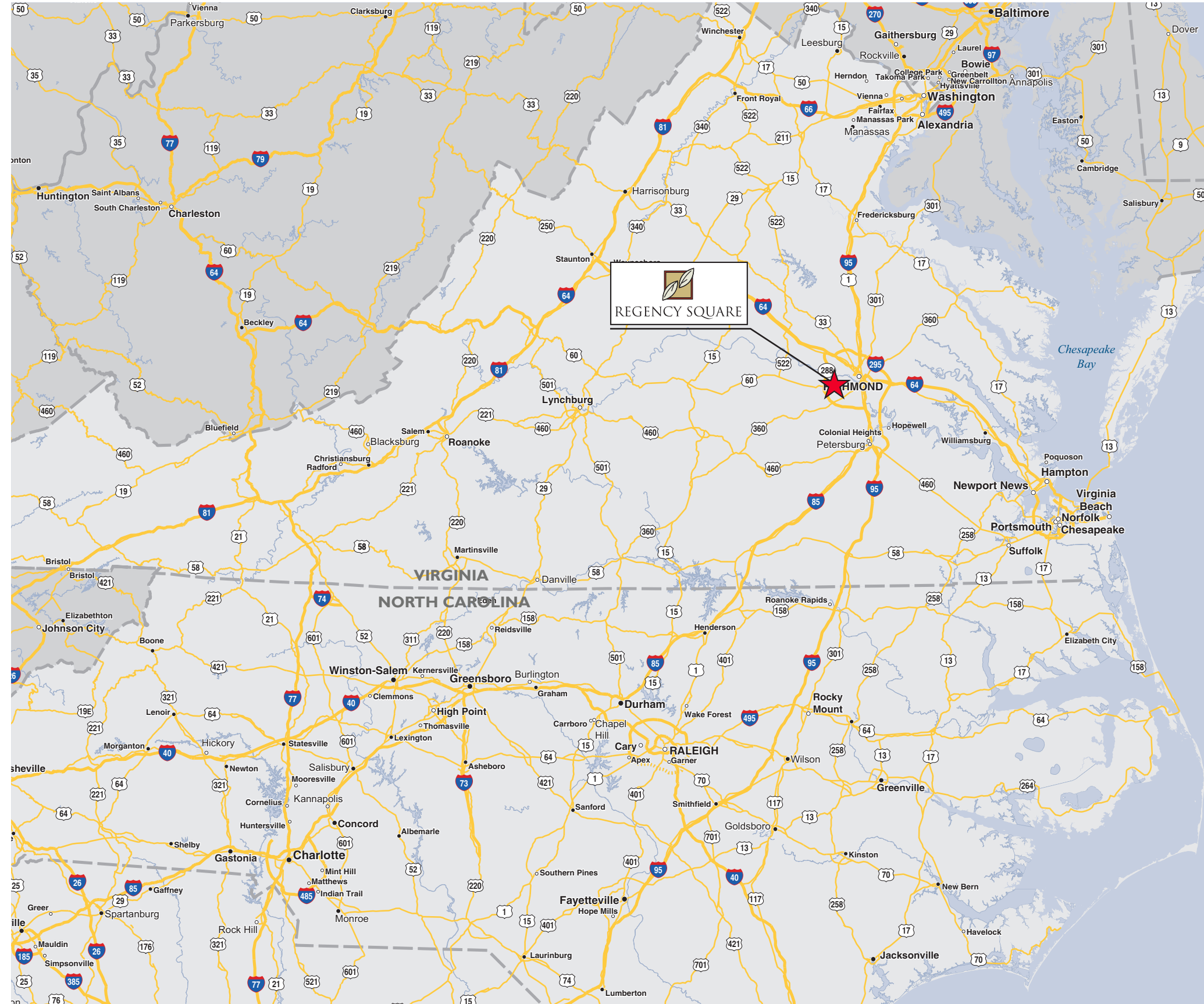


LOCATION

RICHMOND, MSA LOCATION



VIRGINIA STATE LOCATION



DRIVING DISTANCE TO NEARBY CITIES

CITY	TIME
Richmond, Virginia (CBD)	7 minutes
Lynchburg, Virginia	2 hours, 3 minutes
Roanoke, Virginia	2 hours, 42 minutes
Washington D.C.	1 hour, 26 minutes
Virginia Beach, Virginia	2 hours, 2 minutes
Raleigh, North Carolina	2 hours, 41 minutes



REGENCY SQUARE

The Future Vision of Regency
the possibilities are endless

The Future Of Regency Square: Endless Possibilities

CENTER RENOVATION & REDEVELOPMENT

Regency Square is in the beginning stages of an exciting multi-million dollar renovation and redevelopment to begin first quarter of 2017. These improvements will transform the entire center and its driving patterns, creating a unique shopping, dining, and entertainment destination.

THE VISION COMES TO LIFE

Redesigned to attract shoppers from throughout Richmond, exciting enhancements to the center include:

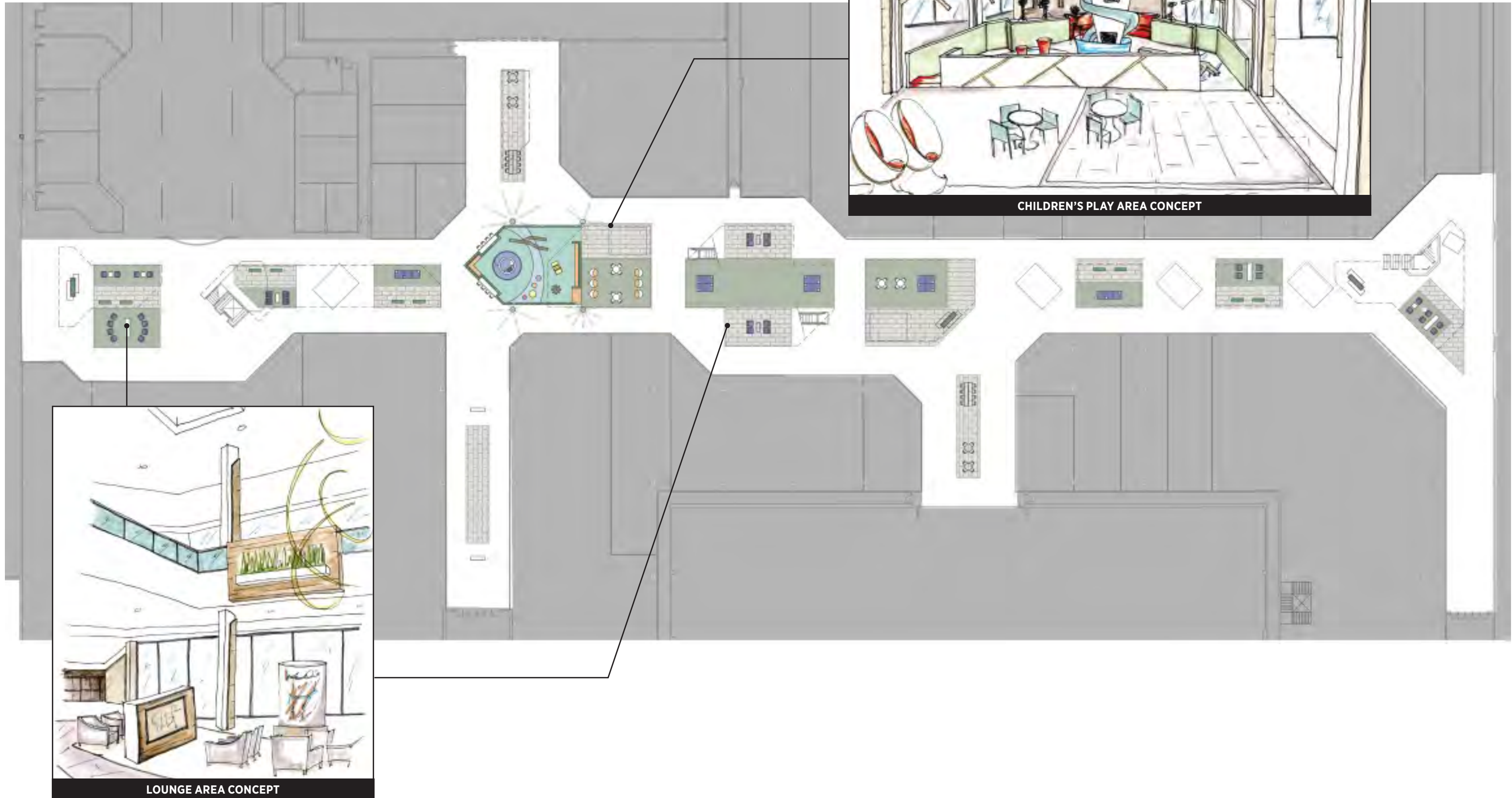
- Interior renovations allowing more natural light and creating an open-air feel
- An expanded Center Court with an abundance of large, comfortable soft seating areas, a contemporary Food Court with fast casual and specialty food shops, a new Play Area, free WiFi, and charging stations
- New national and local retailers and restaurants with unique storefront facades and backlit signage
- New floor finishes, lighting, and color palettes
- Updated restrooms, family restrooms and a private nursing room
- Vibrant new streetscape along with newly configured and landscaped parking areas
- Improved center visibility, along with a new and expanded signature center entrance
- Demolition of existing entrance ramp and new signalized shared entrance with Walmart and Petco Center

Major improvements include new drive lanes to enhance access to new stores and center entrances, improved traffic flow, new landscaping and enhanced lighting.



CONCEPTUAL RENDERINGS

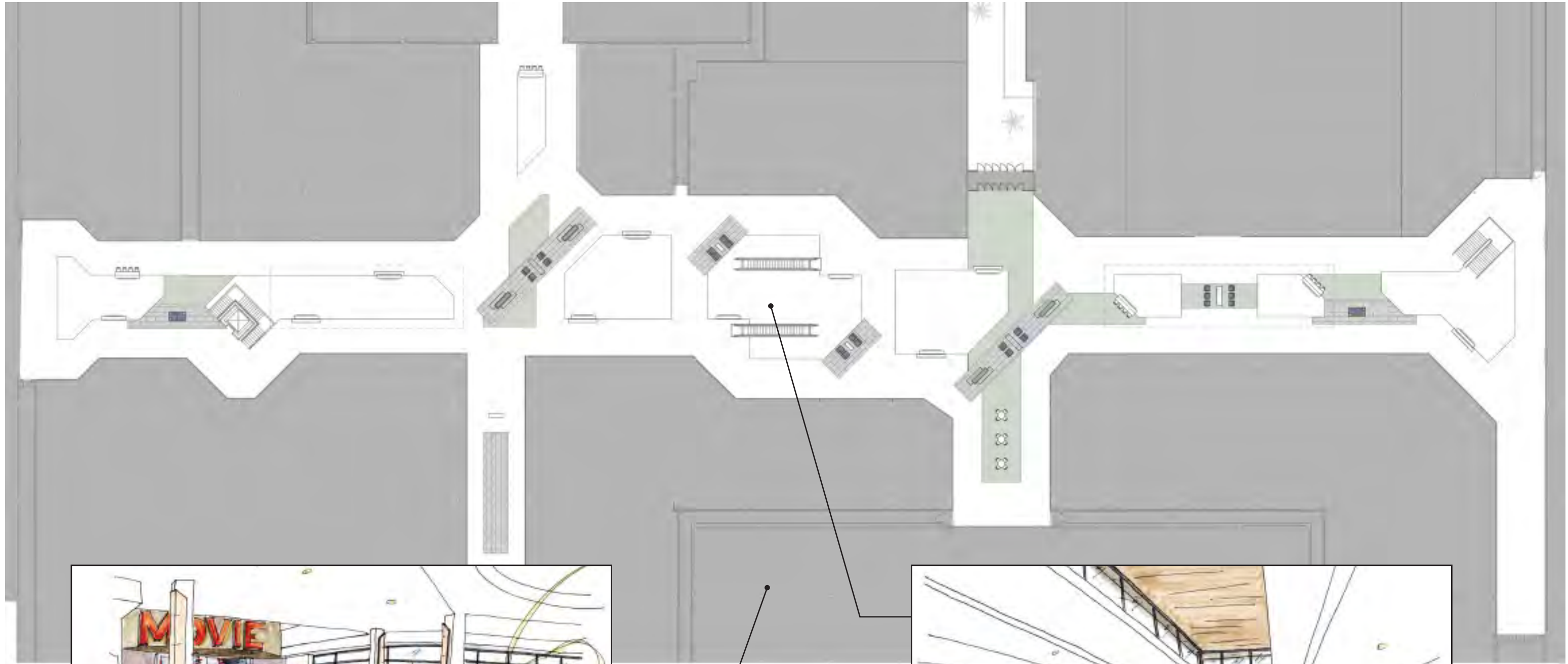




CHILDREN'S PLAY AREA CONCEPT



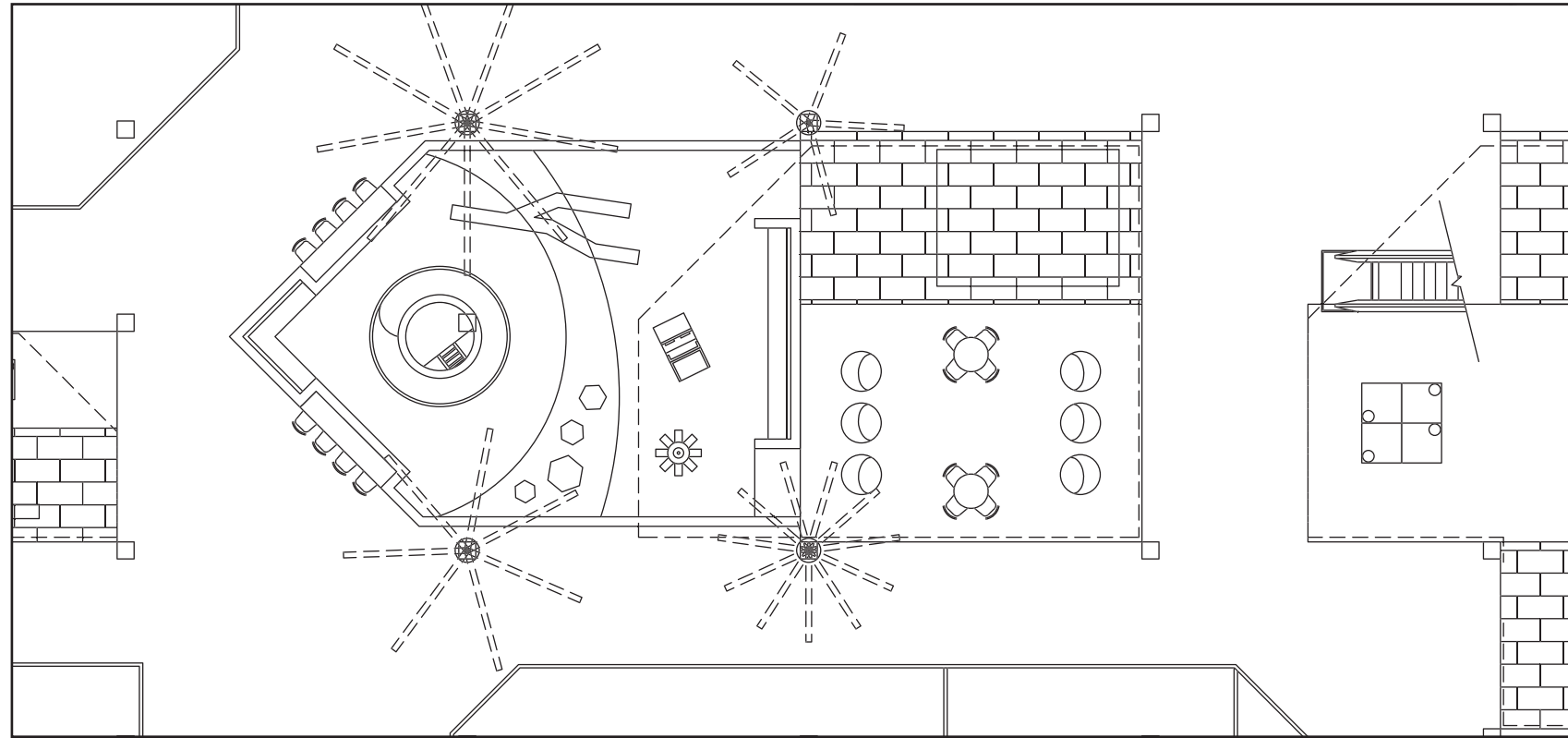
LOUNGE AREA CONCEPT



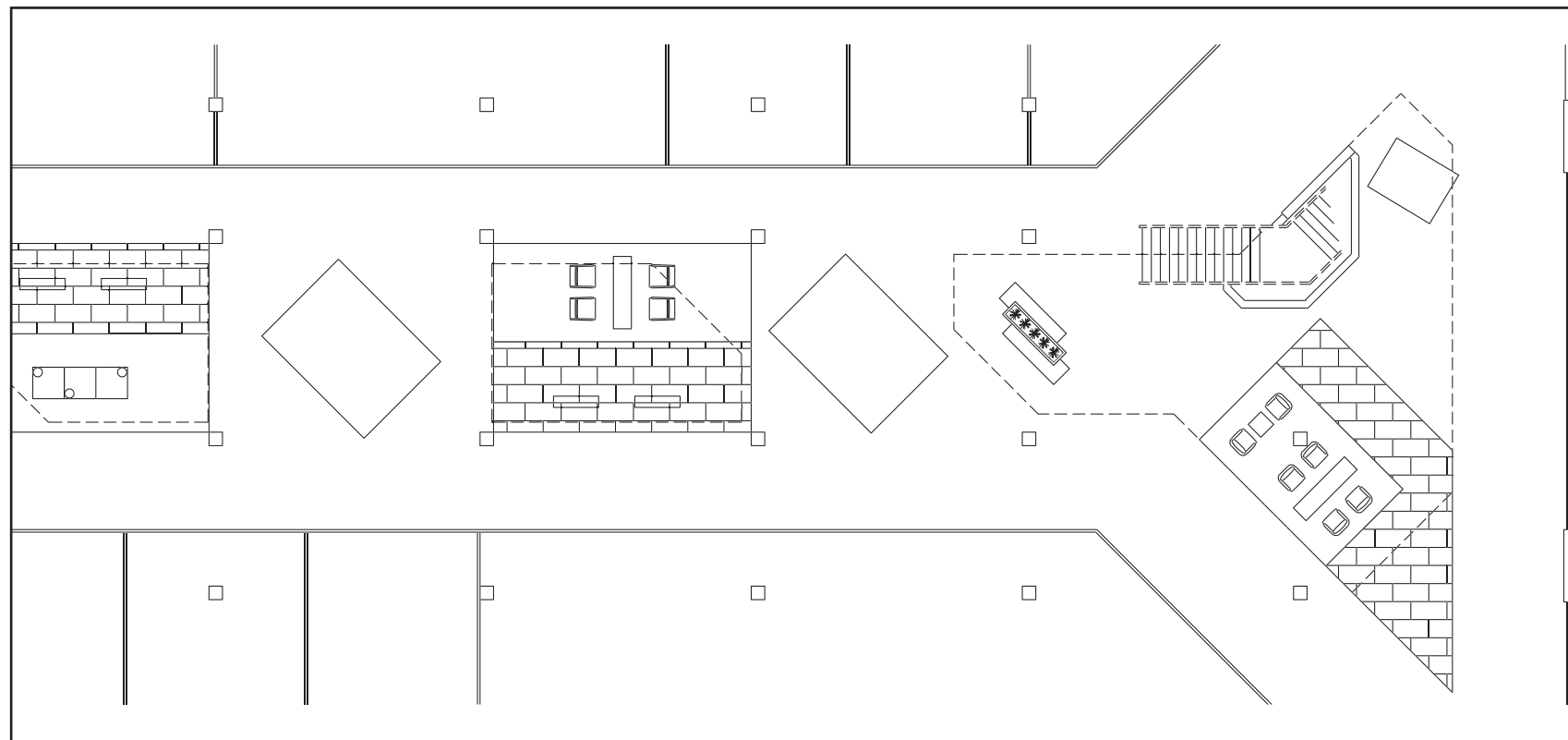
THEATER CONCEPT



CLERESTORY CONCEPT



CONCEPT FIRST FLOOR PLAY AREA LAYOUT



CONCEPT FIRST FLOOR LOUNGE LAYOUT

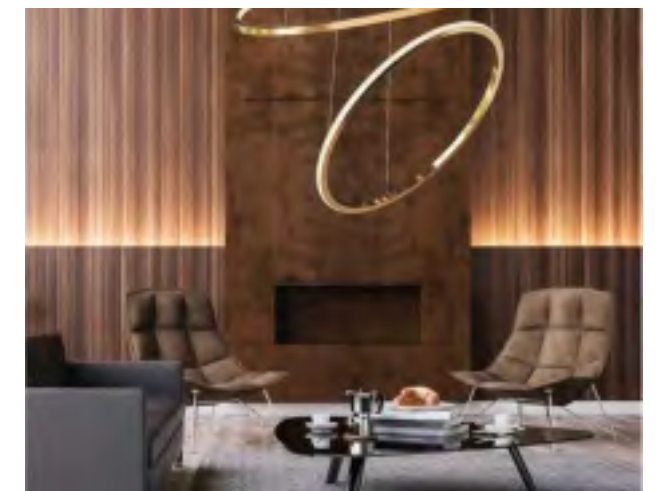
FIRST FLOOR PLAY AREA CONCEPTS

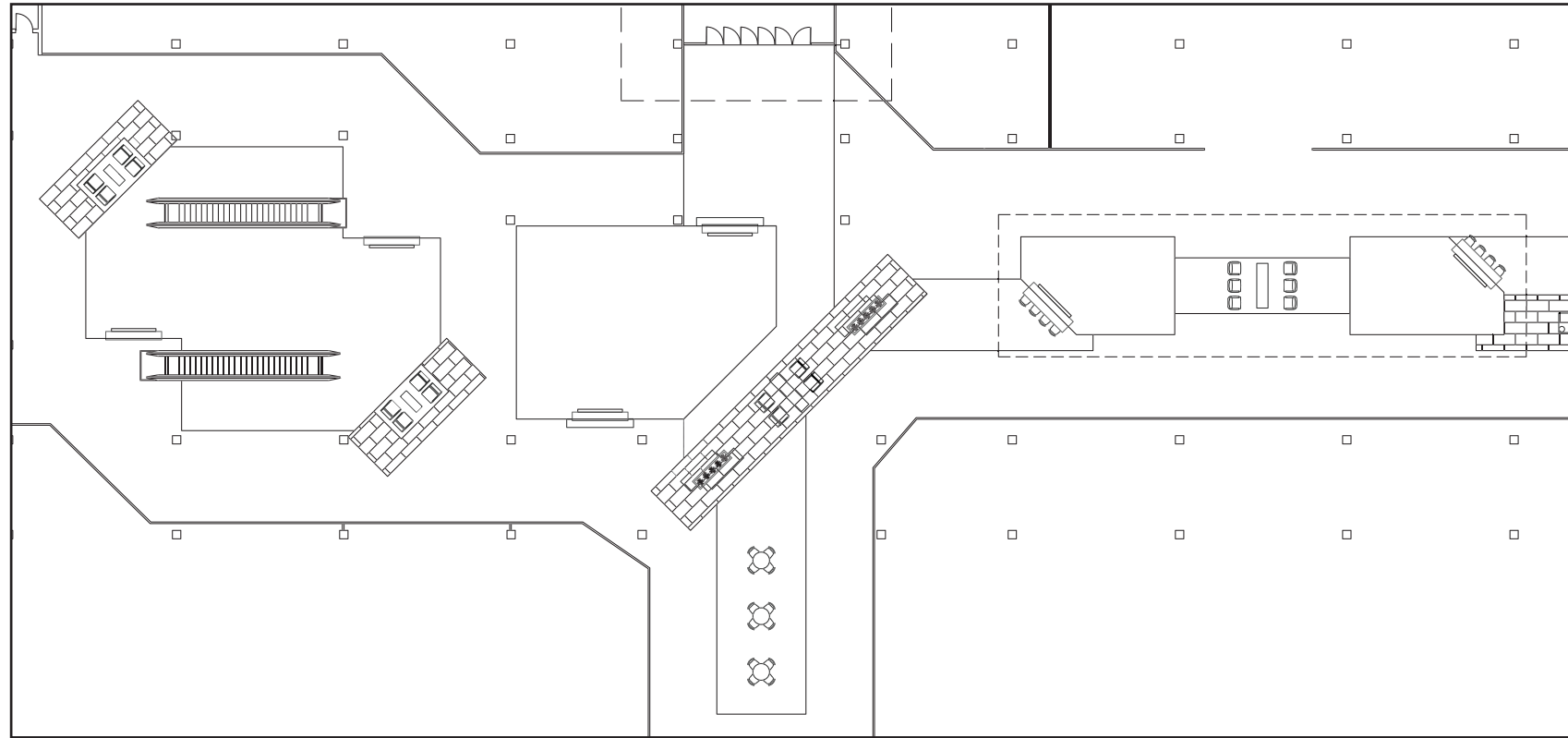
Upgrade children's play area to include enticing climbing features, bright, bold colors, and kid-friendly themes.



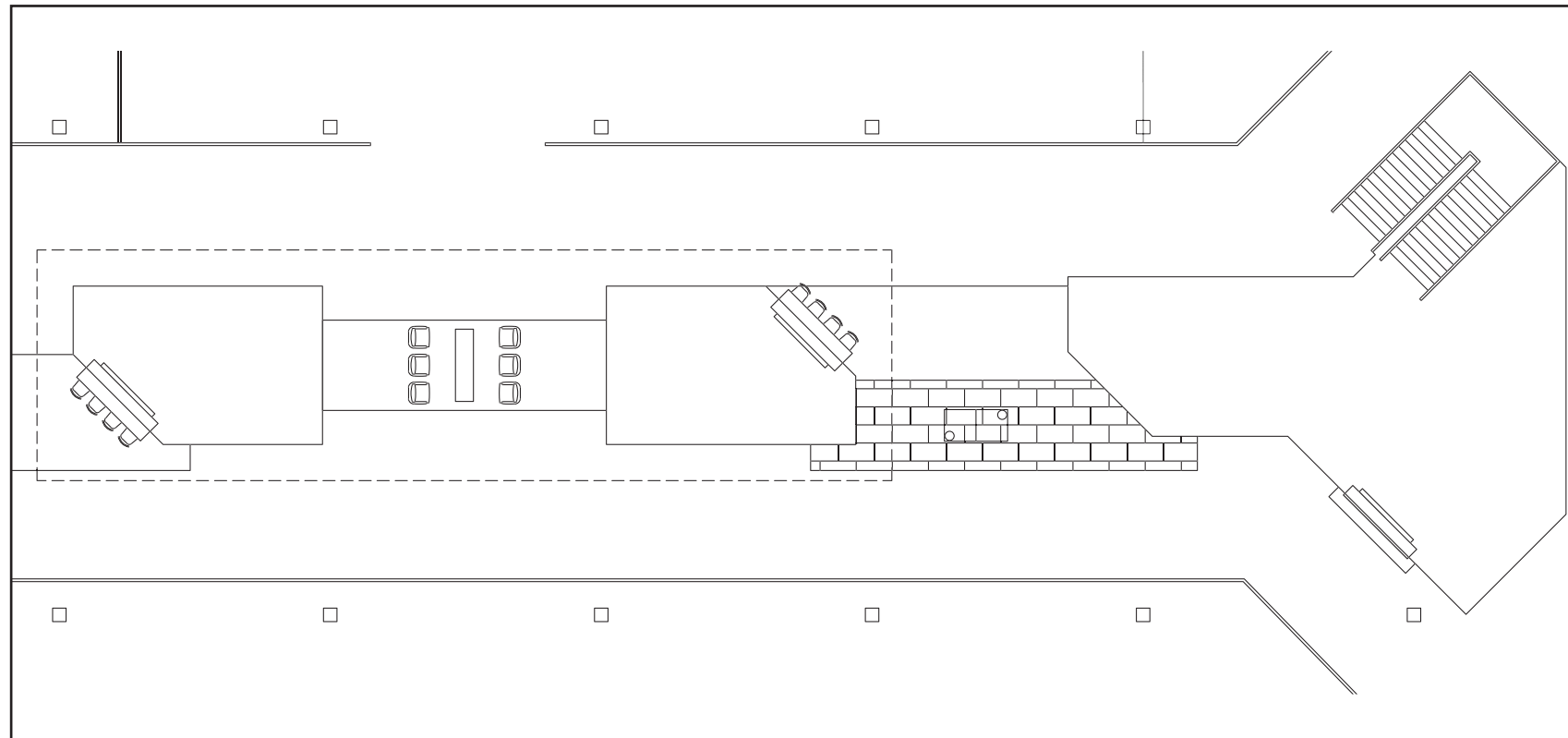
FIRST FLOOR LOUNGE CONCEPTS

Build a modern, welcoming lounge area inclusive of comfortable seating, natural light, and space to relax and take a breather from shopping.





CONCEPT SECOND FLOOR LAYOUT



CONCEPT SECOND FLOOR CLERESTORY LAYOUT

SECOND FLOOR CONCEPTS

Maintain open, common areas and incorporate comfortable seating and intriguing visual decor. Create a sense of calm by bringing in natural elements like water features, fire places, and plantings.



CLERESTORY CONCEPTS

Create open areas with high ceilings that bring in an abundance of natural light. Incorporate live plantings to bring an outdoor feel to an indoor mall.





REGENCY SQUARE

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