

FOR LEASE

**4719 W. BROAD STREET**

RICHMOND, VA 23230



CUSHMAN &  
WAKEFIELD

**THALHIMER**

**3,000 SF AVAILABLE**

**CLOSE PROXIMITY  
TO THRIVING  
WILLOW LAWN AREA**

# PROPERTY FEATURES

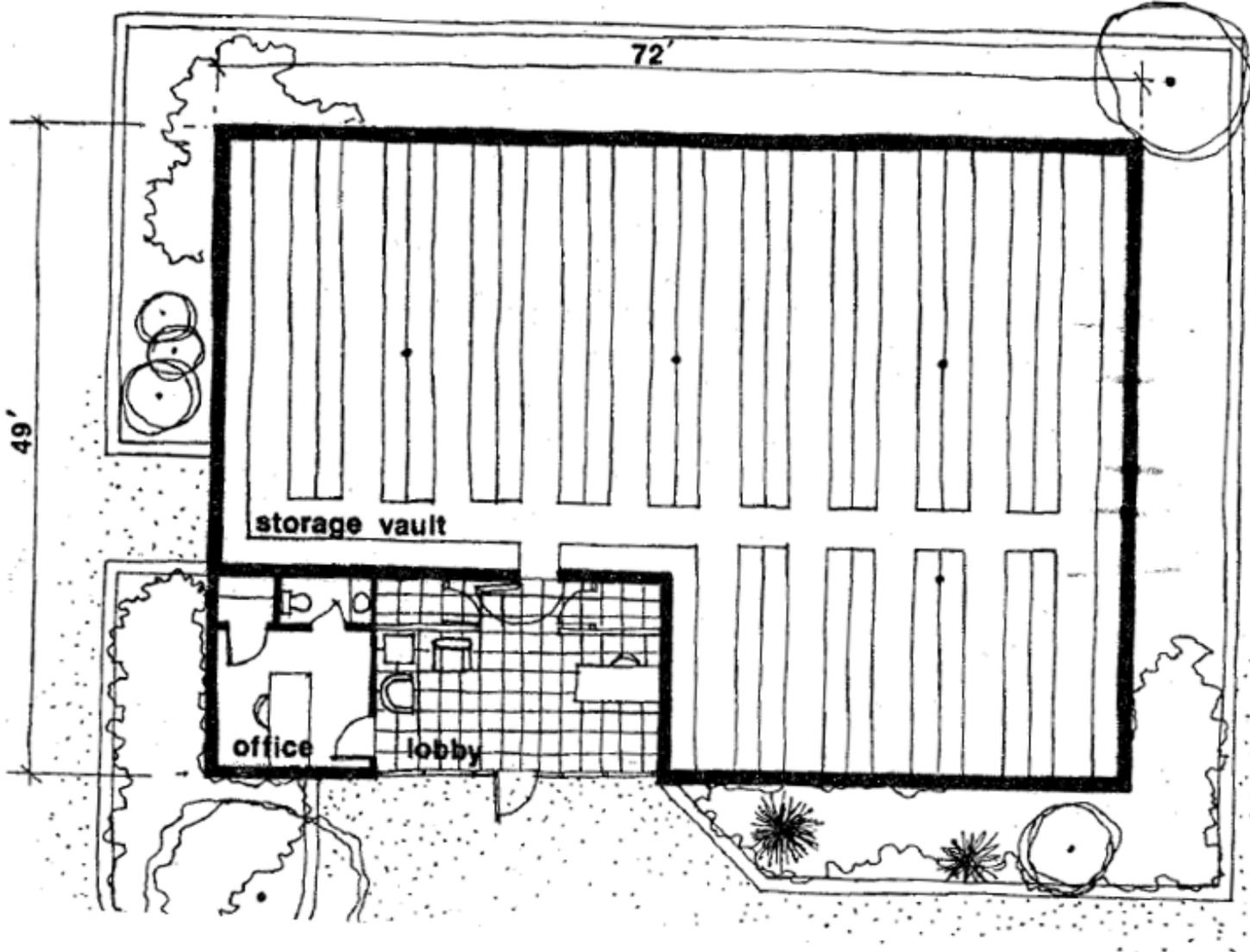


- ±3,000 SF building on .25 acres
- Great visibility/easy access
- Off street parking
- Excellent signage opportunity
- ±32,200 VPD on W. Broad Street
- Close proximity to the Interstate
- Open floorplan
- Zoned B-3
- Lease rate: \$16.00 PSF, NNN
- Landlord will consider ground lease/build-to-suit opportunity

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	9,994	105,230	266,887
No. of Households	5,007	50,337	122,002
Avg. Household Income	\$153,119	\$127,651	\$106,990
Daytime Population	23,405	134,874	361,103

# PROPERTY FLOOR PLAN

Front Elevation



# NEIGHBORHOOD RETAIL AERIAL





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