

Brook Road & E. Parham Road | Richmond, VA 23227 (Henrico County)

For Lease | Retail | 2,548 SF & Up to ~ 12,972 SF Available



Join Shadow Anchors - Walmart Supercenter, Lowe's Home Improvement & Restaurant Depot
As Owner/Agent:

Connie Jordan Nielsen | connie.nielsen@thalhimer.com | 804 697 3569

Alicia Brown | alicia.brown@thalhimer.com | 804 697 3483

Nicki Jassy | nicki.jassy@thalhimer.com | 804 697 3433

**JR ANCHOR
SPACE
AVAILABLE**

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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PARHAM ONE

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PROPERTY OVERVIEW

- ~12,972 SF JR ANCHOR POSITION AVAILABLE
- Up to 2,548 SF END CAP AVAILABLE
- Adjacent to Interstate 95
- 2.5 miles from GreenCity Development
- Excellent visibility/access from two major roads
- Pylon signage available
- Over 1 million SF of office within 3 miles



54,000 VPD
AT INTERSECTION

HIGHLIGHTS - 3 MILES



55,690
POPULATION



\$93,109
AVERAGE
INCOME



57,941
DAYTIME
POPULATION



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,444	55,690	170,431
Avg. Household Income	\$82,445	\$93,109	\$102,601
Daytime Population	7,947	57,941	196,851

TENANTS & NEARBY RETAILERS



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CENTER SITE PLAN



SPACE	TENANT
1	1,588 SF AVAILABLE (VERIZON)
2	950 SF AVAILABLE (YY Massage)
3	RVA Nails
4	Jamaican Jerk Pit
5-10	CenterWell
11/12	Red Wing Shoes
13	Jackson Hewitt
14	Hawk's BBQ
15	Firehouse Subs
16	Insurance
17	VA ABC Stores
18	Carytown Tobacco
19	Boil Bay
20	Up to 12,972 SF
OP-1	Wells Fargo

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Architectural floor plan of a building. A large red rectangular outline highlights a specific area on the right side of the plan. Inside this highlighted area, the text **±12,972 SF** is written in large red font. The plan includes various rooms and areas with labels such as: SALES FLOOR, STOCKROOM, MEN'S RESTROOM, WOMEN'S RESTROOM, LOADING DOCK, TRUCK HELL, ELECTRICAL EQUIPMENT, and various restrooms. Dimensions are provided for many areas, and a north arrow is located in the top right corner. A scale bar at the bottom left indicates 1" = 10'-0".

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CENTER PHOTOS

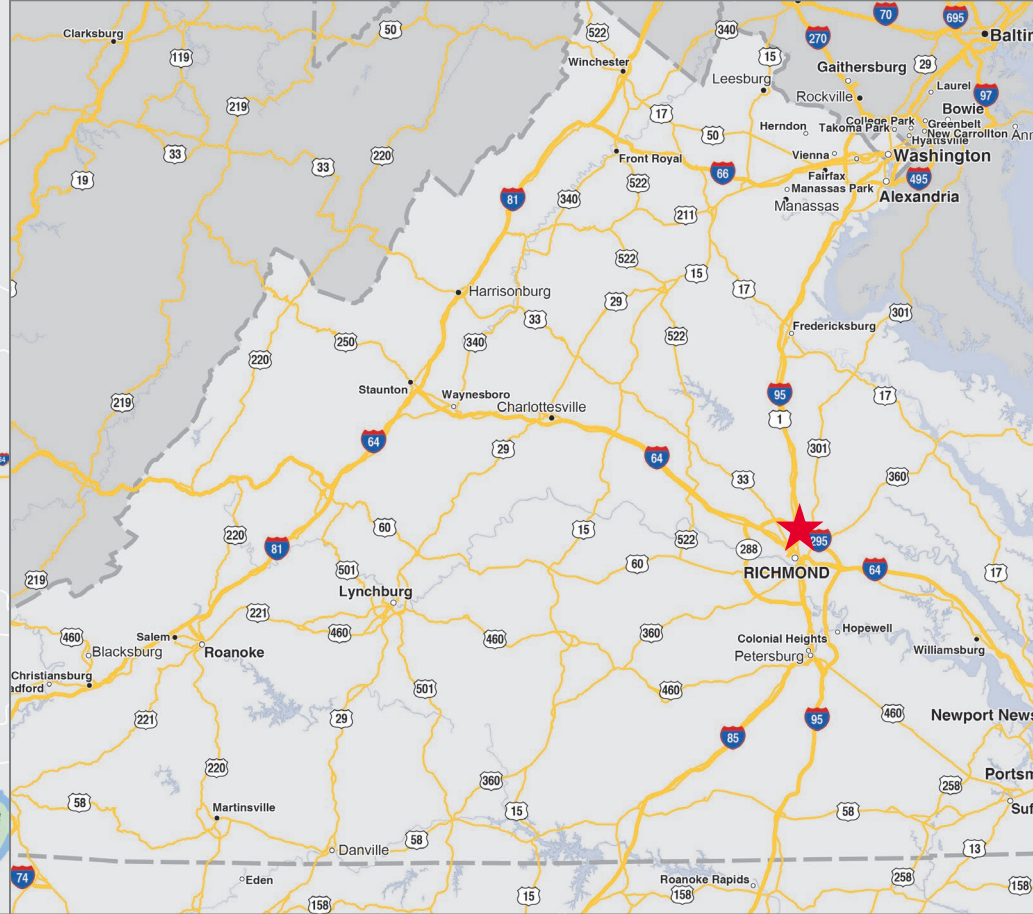
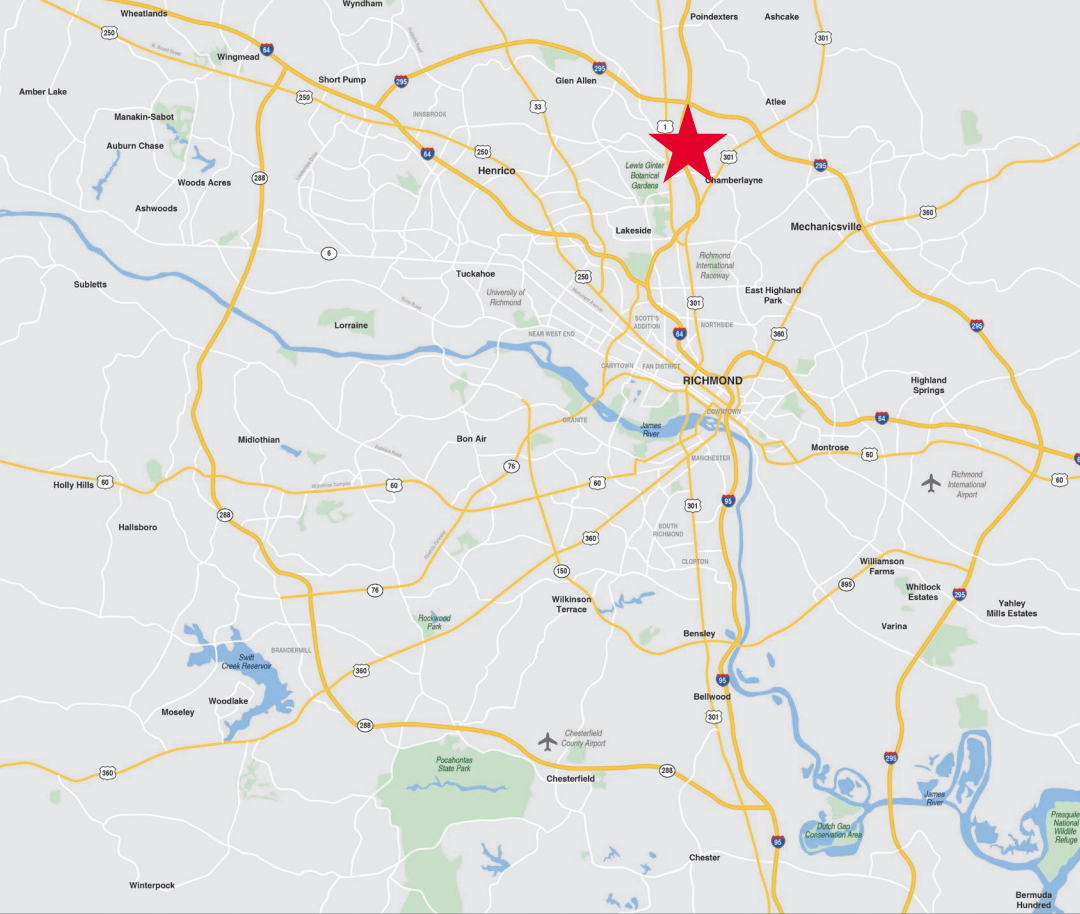


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MARKET AERIAL





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Thalhimer Center
1100 W. Broad Street
Glen Allen, VA 23060
thalhimer.com

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