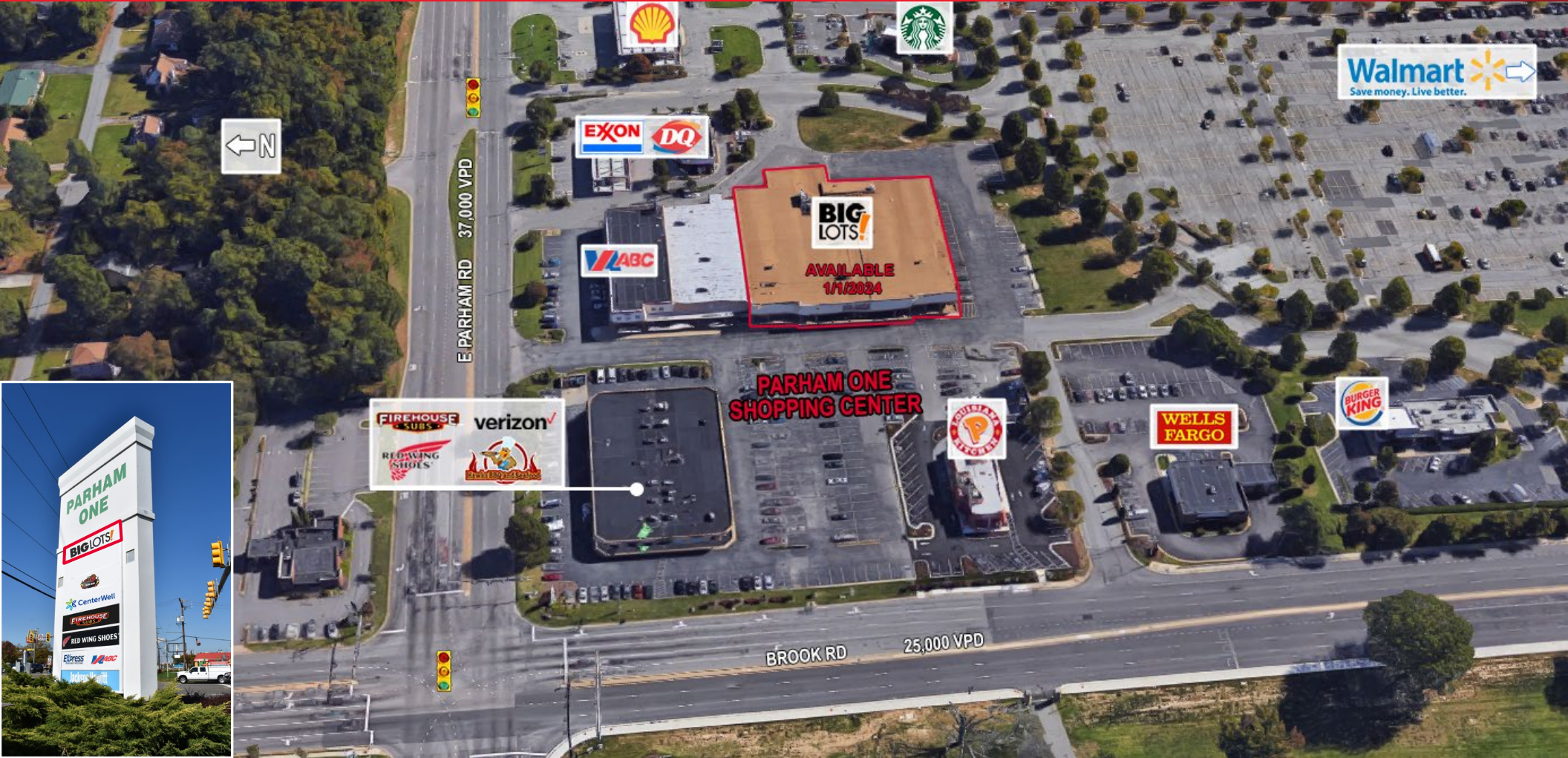




RETAIL FOR LEASE Parham One

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



Walmart Super Center, Restaurant Depot & Lowe's Home Improvement | Shadow Anchors

For more information, contact:

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Thalhimer Center
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Glen Allen, VA 23060
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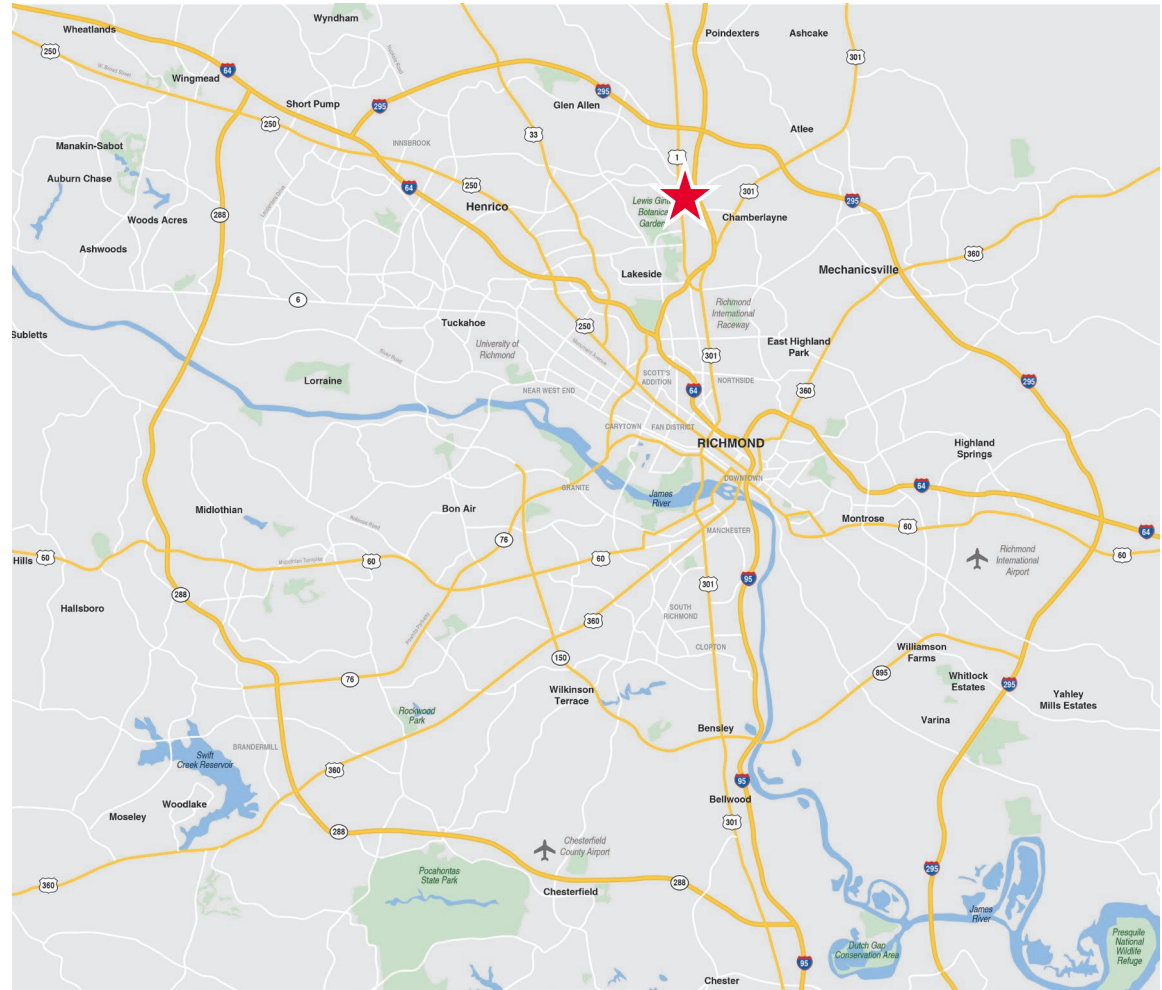
Property Features

- Anchor Box Opportunity – Up to 35,820 SF Available 1/1/2024
- 62,000 VPD at signalized intersection
- Adjacent to I-95
- Over 1 million SF of office within 3 miles
- Excellent visibility/access from two major roads
- Pylon signage Available

Demographics

| | 1 Mile | 2 Miles | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|----------|
| Population | 5,128 | 23,818 | 55,719 | 166,019 |
| Avg. HH Income | \$68,184 | \$74,397 | \$76,662 | \$86,753 |
| Daytime Population | 5,604 | 10,183 | 28,678 | 111,335 |

Join Tenants & Nearby Retailers



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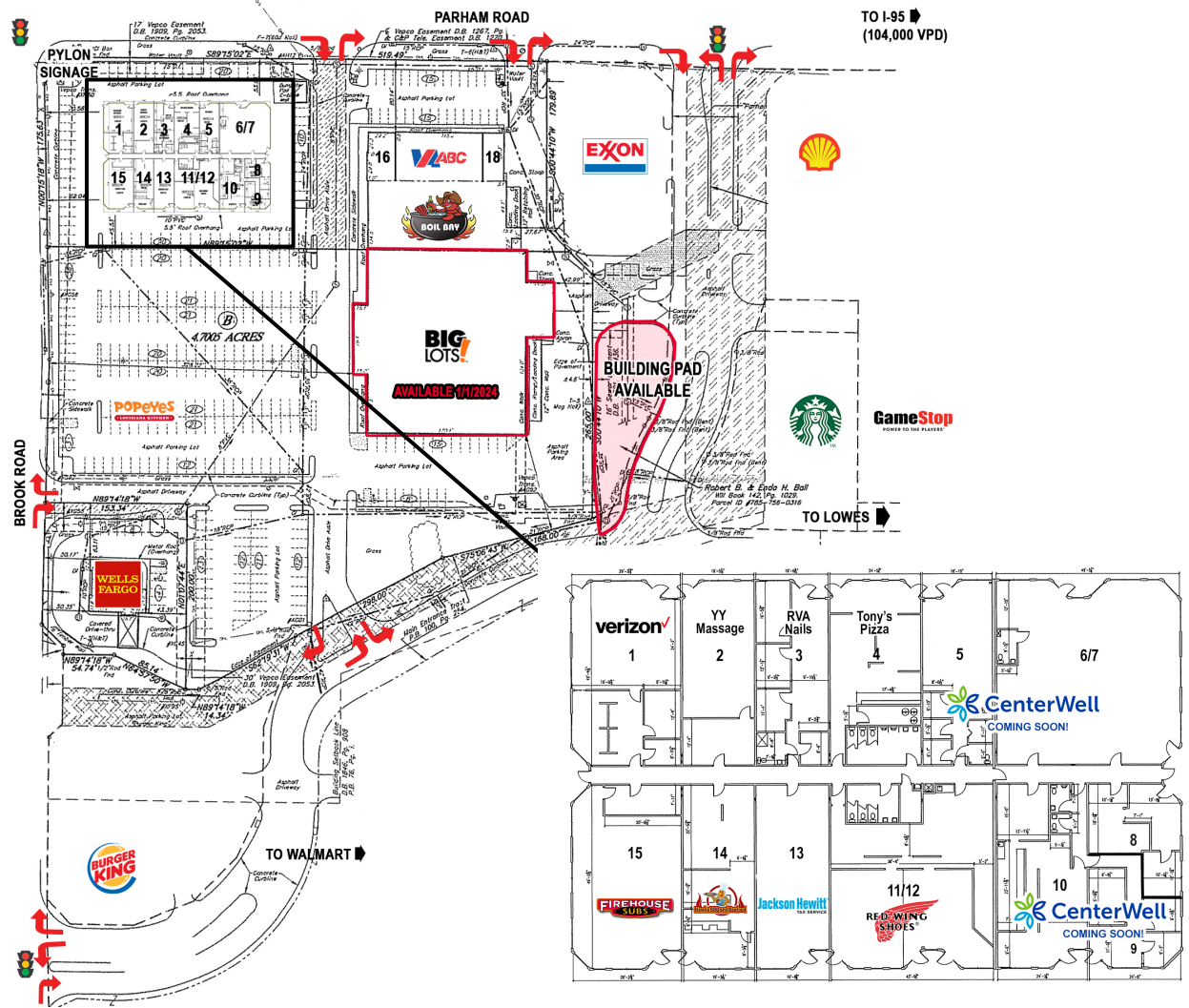


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Tenant List

| Suite # | Tenant Name | Sq.Ft. |
|---------|-------------------------------|--------|
| 1 | Verizon Wireless | |
| 2 | YY Massage | |
| 3 | RVA Nails | |
| 4 | Tony's Pizza | |
| 5-10 | Centerwell (Coming Soon!) | |
| 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 | Big Lots – AVAILABLE 1/1/2024 | 35,820 |
| OP-1 | Wells Fargo | |



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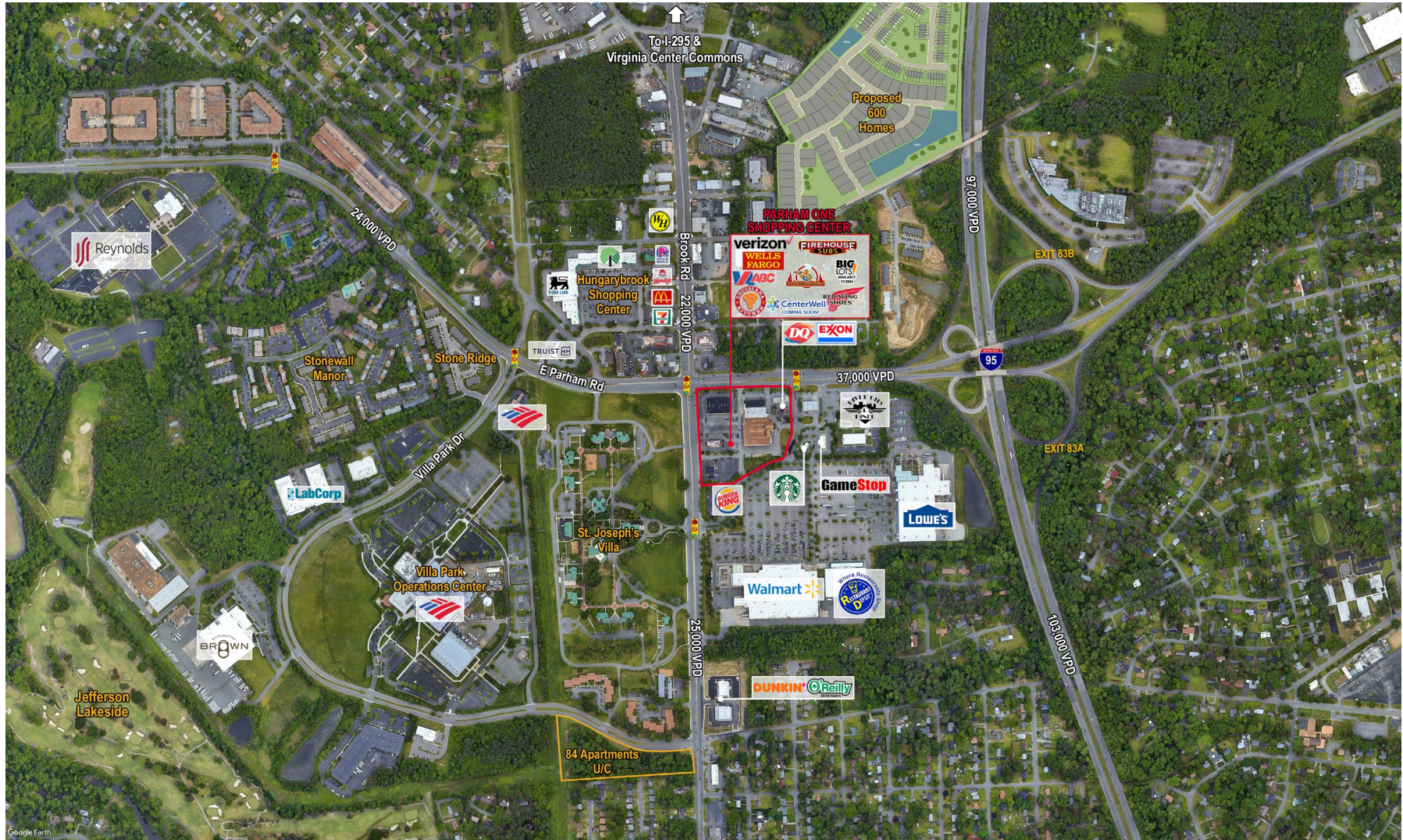
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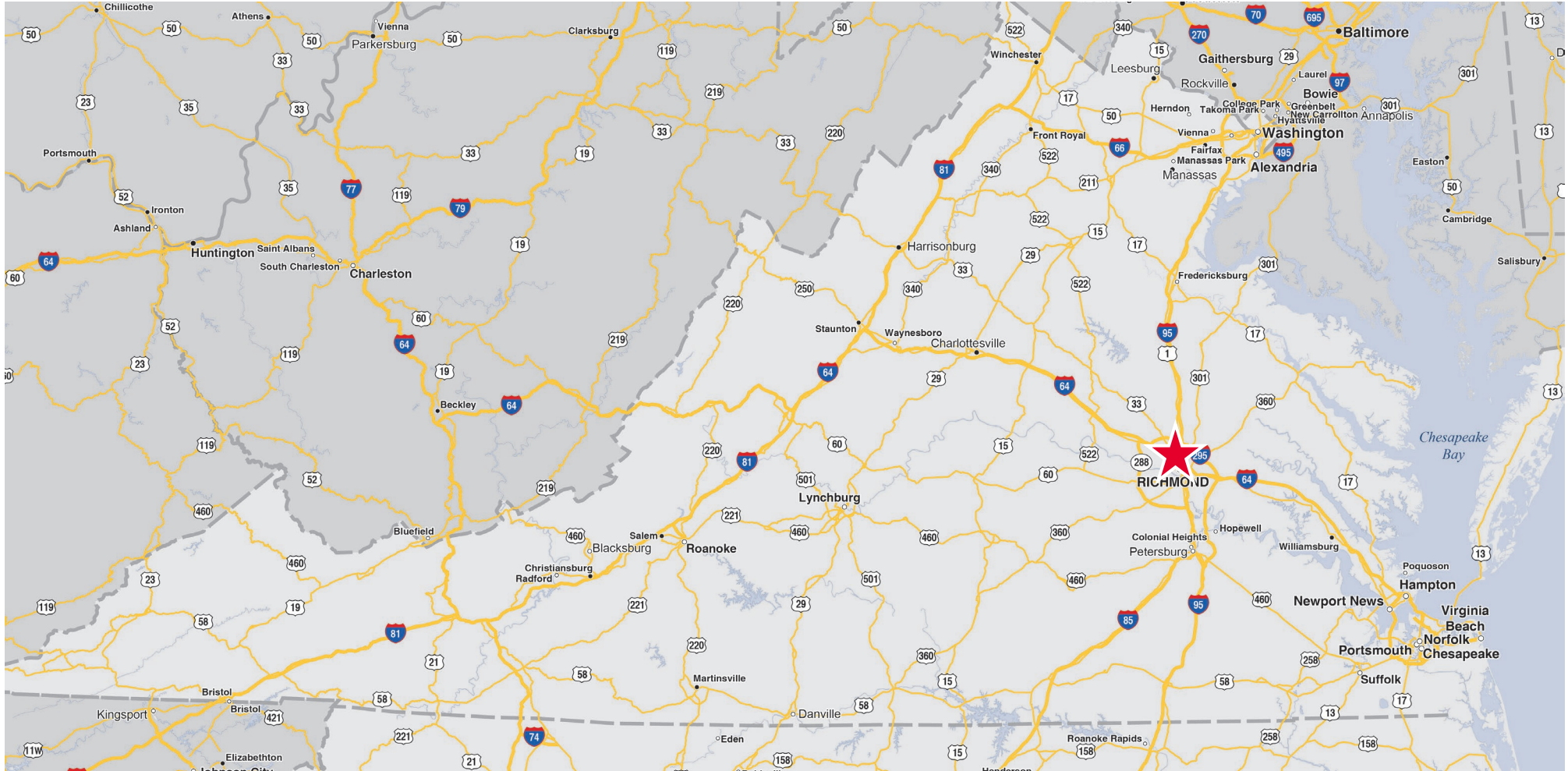
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