

# 5610 BROOK ROAD

HENRICO COUNTY, VA



THALHIMER

FORMER BANK BRANCH FOR LEASE



Hard Corner Outparcel in Brook Run Shopping Center

# 5610 BROOK ROAD



HENRICO COUNTY, VA

## BUILDING AREA

2,874 SF

## LAND AREA

1.11 Acres

## JOIN

## FLOORS

Two (2)

## ZONING

B-3



## YEAR BUILT

1991

## PARKING

30 Spaces (10.5 per 1,000 SF)



## TRAFFIC COUNTS

Brook Road (US Route 1): 23,000 VPD

Interstate 95: 123,000 VPD



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE  
HOUSEHOLD INCOME



DAYTIME  
POPULATION

1 Mile

9,080

\$76,566

3,730

3 Miles

70,585

\$74,721

43,723

5 Miles

231,770

\$87,010

212,871





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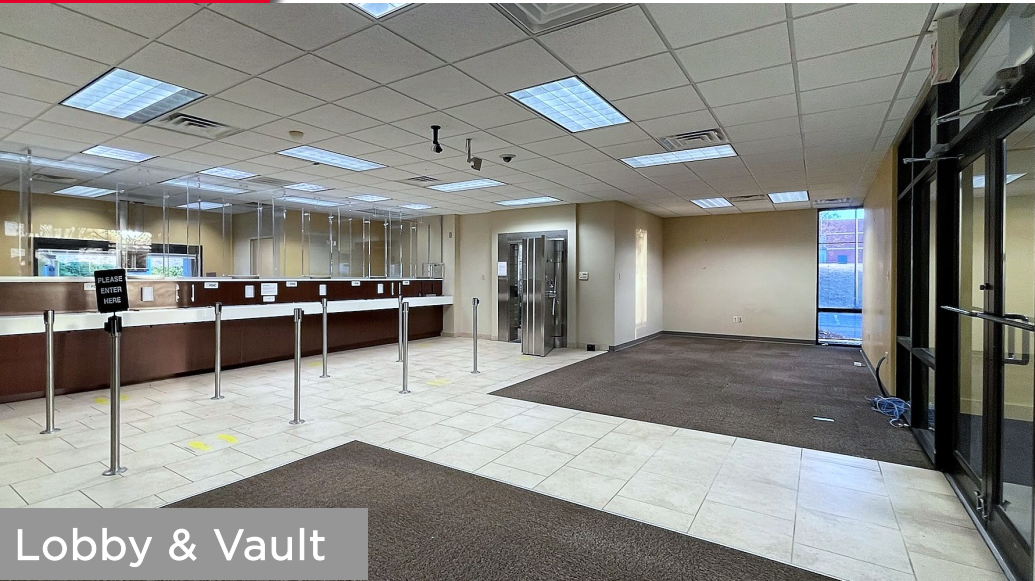
## Property Features

- 2,874 SF Former Bank Branch on approximately 1.11 acres
- Outparcel at entrance to Brook Run Shopping Center
- Large pylon and monument signage opportunities
- Well-maintained, two-story building
- 780 SF canopy over 4 drive-thru lanes
- Fully accessible to both directions of traffic on Brook Road
- Abundant on-site parking

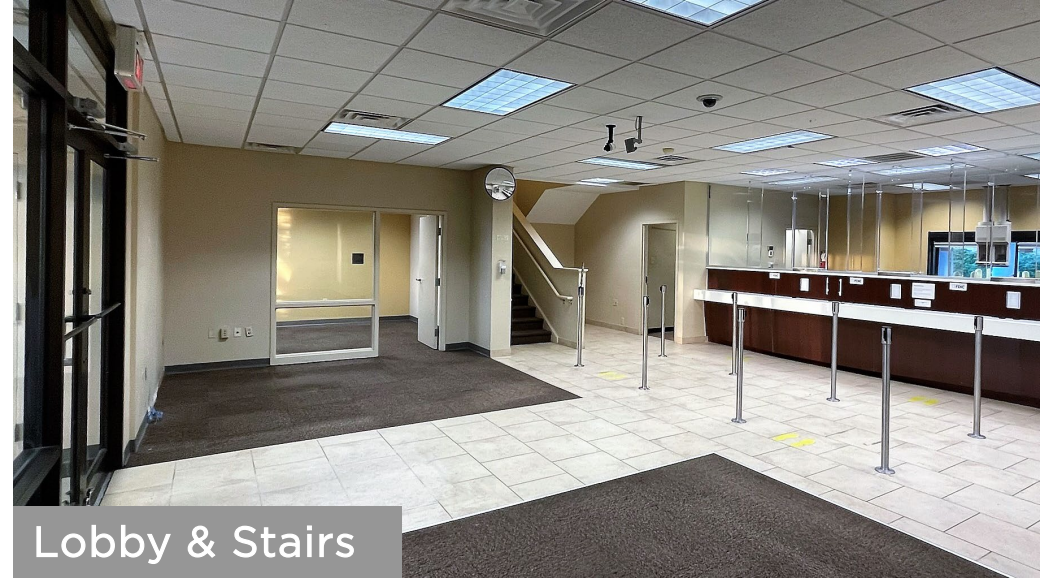


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Lobby & Vault



Lobby & Stairs



Pylon Sign & Facade



Breakroom



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