

# Brookhill Azalea Shopping Center



5206-5246 Chamberlayne Road | Richmond, Virginia 23227

For Lease / Retail Anchor & Pad Site

Several Spaces Available



Contact | Annie O'Connor | First Vice President | 804 697 3451 | annie.oconnor@thalhimer.com  
| Jim Ashby | Senior Vice President | 804 697 3455 | jim.ashby@thalhimer.com

Thalhimer Center  
11100 W. Broad Street, Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)



# Brookhill Azalea Shopping Center

## PROPERTY OVERVIEW

- 765 - 11,275 SF AVAILABLE
- 162,000+ SF neighborhood retail center
- Convenient access from Route 301 or I-95 and Route 1
- Easy Access to all major highways



## PAD FEATURES

- 0.59 ACRE PAD
- 2,544 SF BUILDING
- Drive-thru opportunity
- Anchor opportunity next to Walmart & Food Lion
- Pad available as ground lease or build-to suit



## TENANTS & NEARBY RETAILERS





# EXECUTIVE SUMMARY

Center Size	87,500 SF on 14.75 acres
Anchors	Food Lion & Walmart
Signage	Storefront & monument signage available



## TRAFFIC COUNTS

20,000 VPD - Brook Road (Route 1)  
 15,000 VPD - Chamberlayne Road  
 15,000 VPD - Azalea Avenue

# PLANNED FUTURE DEVELOPMENT

**Helios Apartments**  
 186 apartment units  
 Anticipated delivery Mid-late 2025

**Crossings at Mulberry**  
 150 townhomes  
 Unknown delivery date

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
<b>Population</b>	8,950	72,109	234,647
<b>Households</b>	3,903	33,396	104,570
<b>Avg. Household Income</b>	\$89,750	\$86,128	\$96,987
<b>Daytime Population</b>	8,069	84,129	335,170



# CENTER SITE PLAN

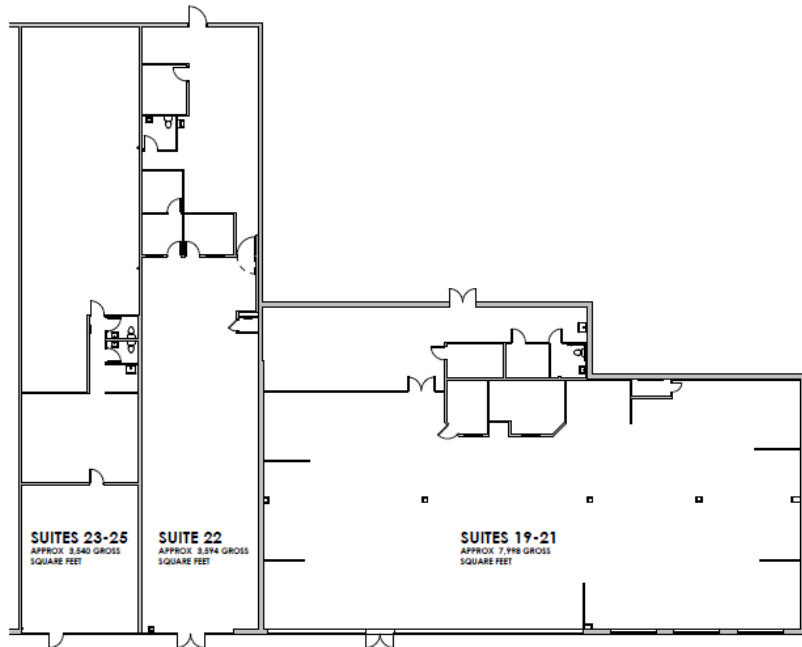
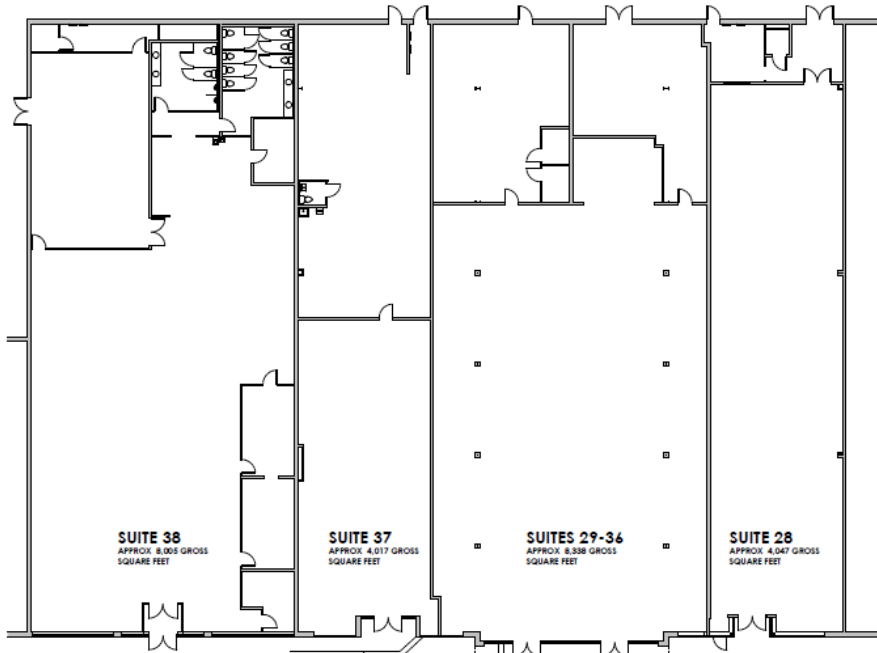
UNIT	TENANT	UNIT	TENANT	UNIT	TENANT
1	Food Lion	12-13	Adventure Dental	39	Metro PCS
2	AVAILABLE - 2,020 SF	16	Redefine Beauty School	39B	YY Massage
3	AVAILABLE - 1,520 SF	18	Wash House	40	Brookhill Tobacco and Vape
4	Boost Mobile	19-21	Oak Health	41	Citi Trends
5	Lokman's Best Wings	22	AVAILABLE - 3,880 SF	43A	AVAILABLE - 765 SF
6	AVAILABLE - 1,600 SF	23-25	First Access Day Support	43	T J Nails
7	AVAILABLE - 1,600 SF	26-27	Dollar General	44	Subway
8	Flying Dragon	28	AVAILABLE - 4,050 SF	45-46	Rainbow Shops
9-10	AVAILABLE - 3,200 SF	29-36	Bargain Discount Furniture	47	Peruvian Charcoal Chicken & Grill
11	Jackson Hewitt	37	AVAILABLE - 3,175 SF	OP 1	AVAILABLE - 2,544 SF
		38	AVAILABLE - 8,100 SF	OP 2	KFC



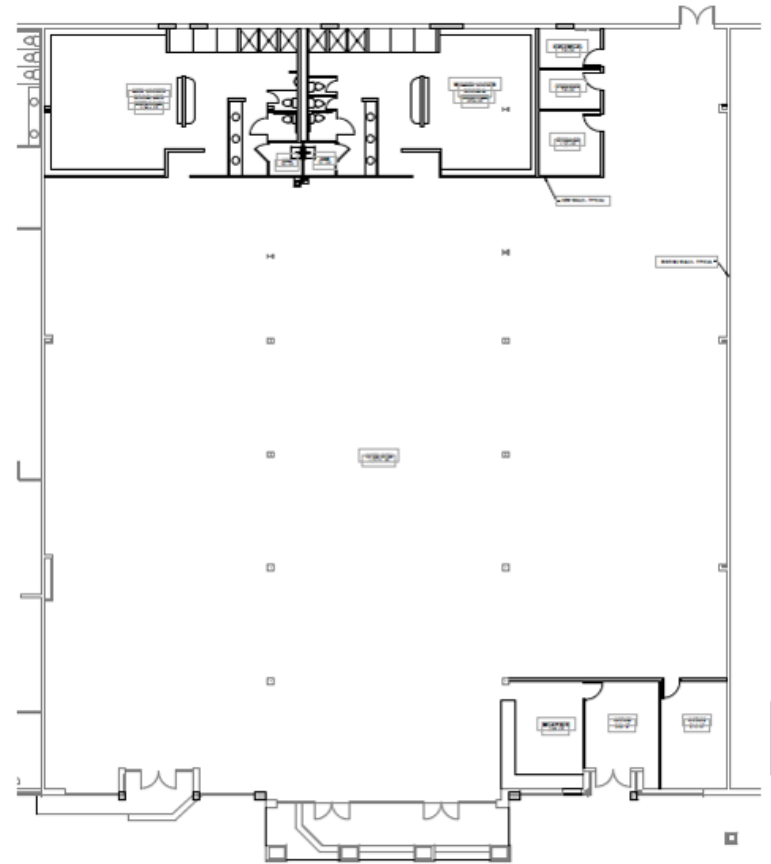


# PLAN

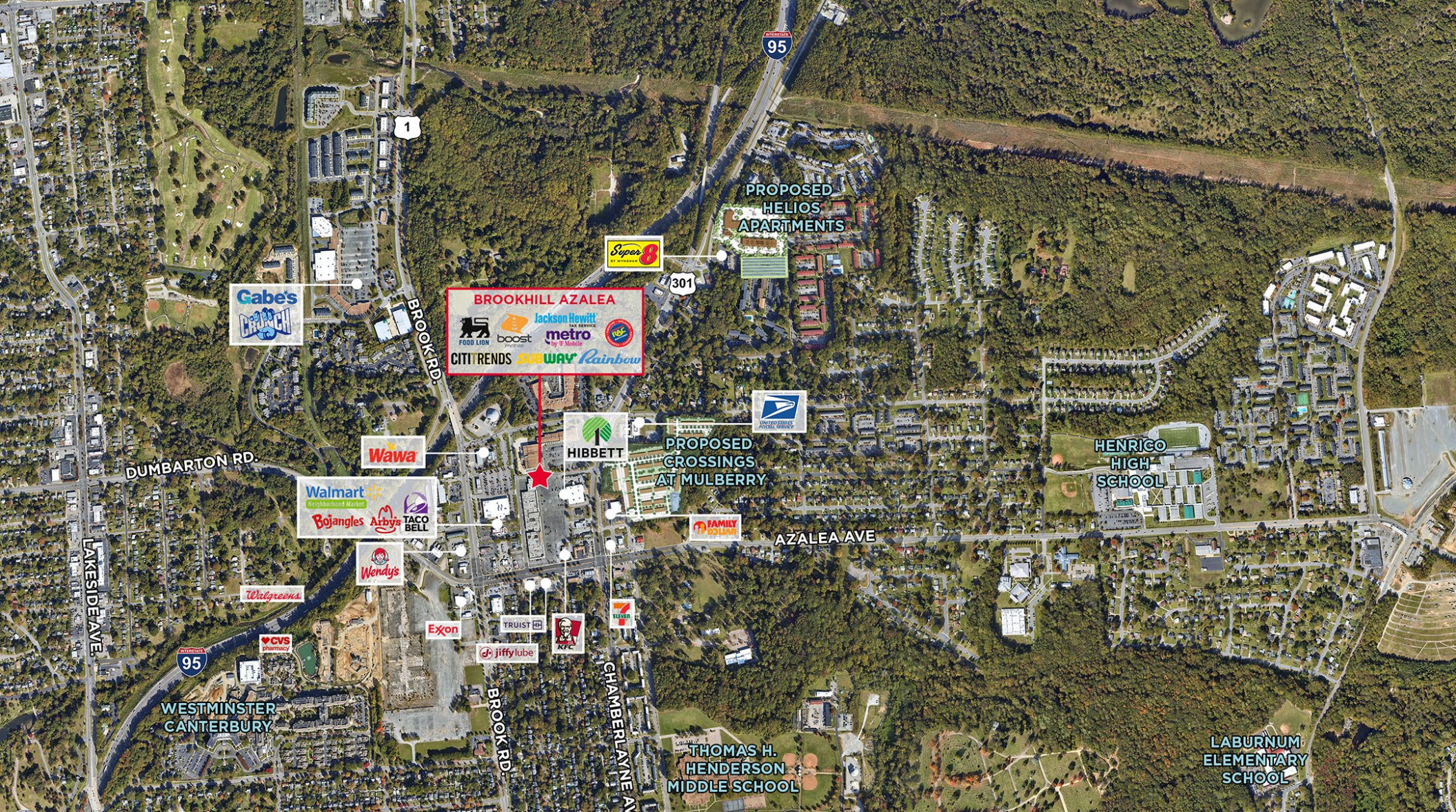
Current Layout of Available Space



Potential Layout for Units 28-37







**Annie O'Connor**  
 First Vice President  
 804 697 3451  
 annie.oconnor@thalhimier.com

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 Senior Vice President  
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 jim.ashby@thalhimier.com

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 11100 W. Broad Street, Glen Allen, VA 23060  
 www.thalhimier.com

**Marisa Michnick**  
 Vice President of Retail Leasing  
 301 503 2214  
 mmichnick@broadstreetrealty.com

**Dane Tekin**  
 Vice President of Retail Leasing  
 301 828 1230  
 dtekin@broadstreetrealty.com

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