

# FOR SALE

## 5922 Brook Run Road

Richmond, VA



**2 ACRES  
RESIDENTIAL /  
COMMERCIAL LAND**

**REILLY MARCHANT**  
First Vice President  
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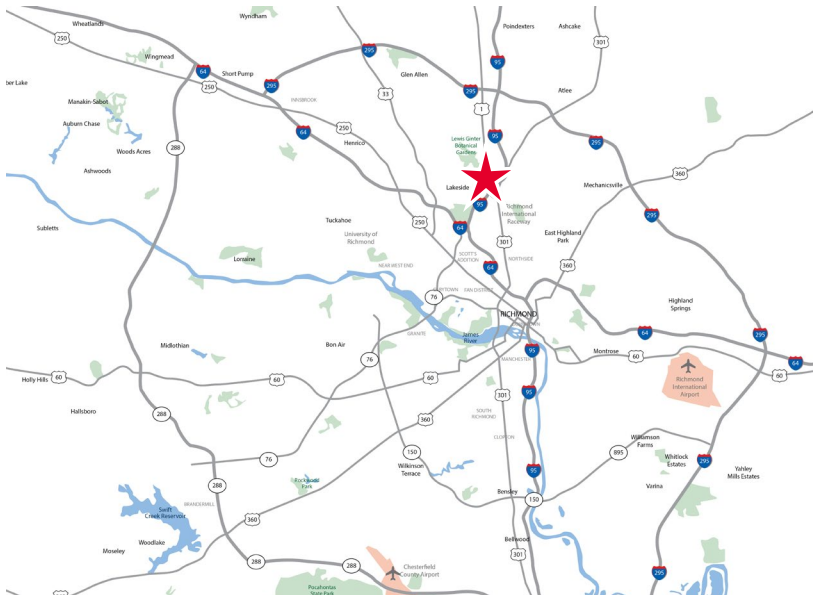
**CONNIE JORDAN NIELSEN**  
Senior Vice President  
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# PROPERTY HIGHLIGHTS

## Property Overview

- 2 acres ready for development
- Zoned B3-C
- Convenient to surrounding retail amenities
- Easy access to Route 1 and I-95 (Exit 81)
- Just north of the City of Richmond
- Located in Henrico County
- 2 miles from Henrico High School, which offers two specialty centers – The International Baccalaureate Diploma Program and The Center for Arts Program





# RICHMOND MSA



**Virginia Named #2 Top  
State for Business**  
- CNBC, 2023

Located in the center of Virginia and situated along the James River, the Richmond Metropolitan Statistical Area (MSA) is home to over 1.3 million residents. Propelling its population growth, both small business and Fortune giants have selected Richmond to be their host and home. Between April 2022 and April 2023, Richmond added 87,000 jobs with the largest gains in the hospitality and health services sectors. Private sector companies in industries as diverse as banking, insurance, biotechnology, manufacturing, and transportation consistently choose Richmond to either locate or expand operations. The highly educated workforce, diverse communities, low cost of living and overall high-quality of life creates a thriving and dynamic region in which to do business.



**1.3 M**  
POPULATION



**680,910**  
LABOR  
FORCE



**\$69,509**  
MEDIAN HH  
INCOME



**559,396**  
TOTAL HOUSING  
UNITS



**47.3%**  
ASSOCIATE  
DEGREE OR  
HIGHER

## MAJOR ATTRACTIONS

- Dominion Energy Riverrock Sports & Music Festival
- Flying Squirrels Minor League Baseball Team
- Maymont Historic Estate
- Virginia Museum of Fine Arts
- James River Parks: Belle Isle, Pony Pasture, Brown's Island
- Science Museum of Virginia
- Scott's Addition Historic District
- Carytown
- Lewis Ginter Botanical Garden
- Short Pump Town Center
- The Richmond Symphony
- The Virginia State Capitol

## MAJOR EMPLOYERS

- **10,000+ EMPLOYEES**
  - VCU Health System
  - Capital One Financial
  - HCA Virginia Health System
- **3,000 – 9,000 EMPLOYEES**
  - Bon Secours Richmond
  - Virginia Commonwealth University
  - Dominion Energy
  - Truist
  - Amazon
  - Altria Group

## HOSPITALS

- **VCU Health**
- **HCA Virginia Health System**
- **Bon Secours Health System**
- **VA Richmond Healthcare System**

## COLLEGES & UNIVERSITIES

- **Virginia Commonwealth University (VCU)**
  - 21,394 Undergrad
- **The University of Richmond (UR)**
  - 4,350 Undergrad
- **Virginia State University (VSU)**
  - 3,659 Undergrad
- **Virginia Union University**
  - 2,170 Undergrad
- **Randolph-Macon College**
  - 1,554 Undergrad
- **Reynolds Community College**
  - 2,270 Undergrad
- **Brightpoint Community College**
  - 1,985 Undergrad