

FOR LEASE

4719 W. BROAD STREET

RICHMOND, VA 23230



THALHIMER

3,000 SF AVAILABLE

**CLOSE PROXIMITY
TO THRIVING
WILLOW LAWN AREA**

PROPERTY FEATURES

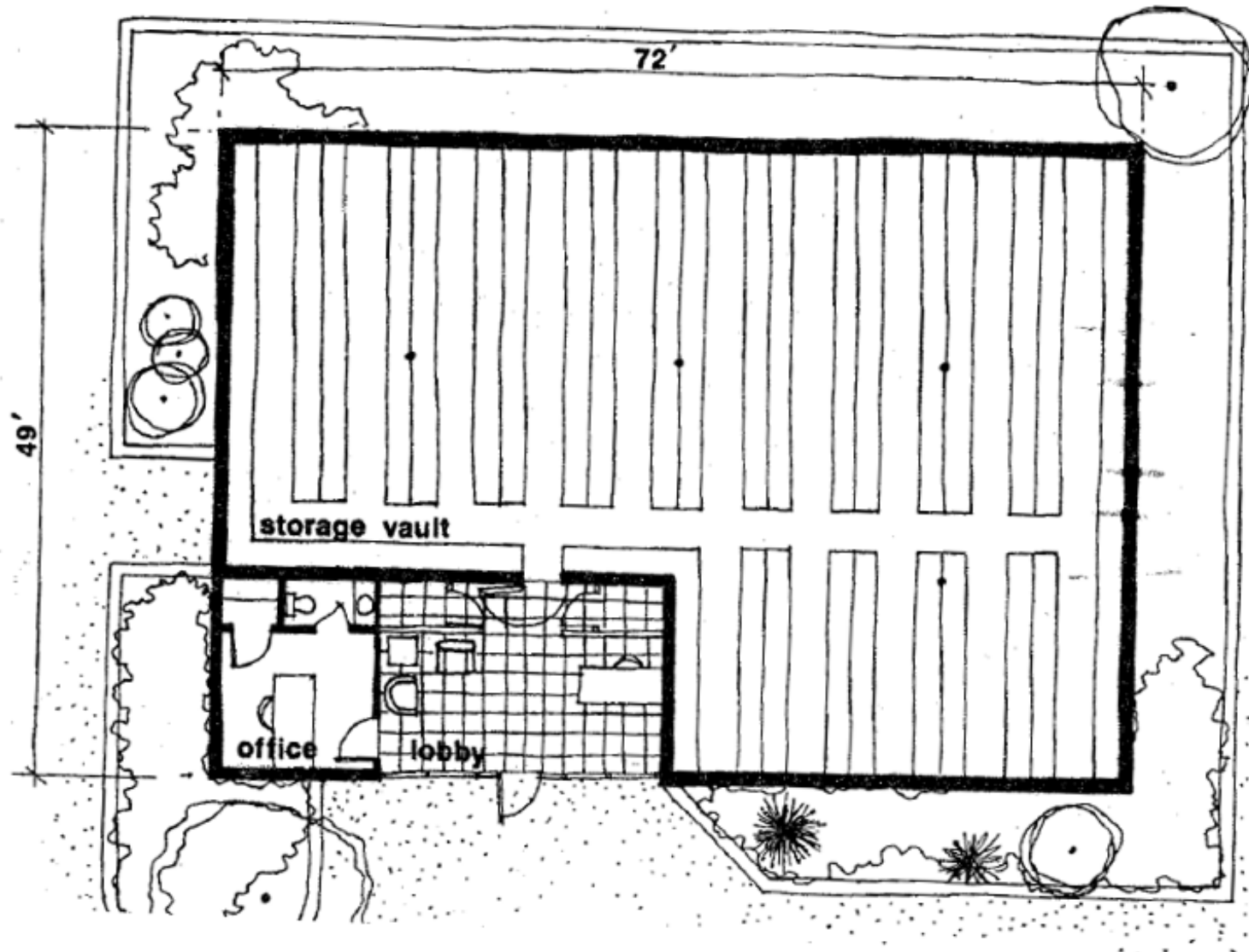


- $\pm 3,000$ SF building on .25 acres
- Great visibility/easy access
- Off street parking
- Excellent signage opportunity
- $\pm 32,200$ VPD on W. Broad Street
- Close proximity to the Interstate
- Open floorplan
- Zoned B-3
- Lease rate: \$16.00 PSF, NNN
- Landlord will consider ground lease/build-to-suit opportunity


DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	9,994	105,230	266,887
No. of Households	5,007	50,337	122,002
Avg. Household Income	\$153,119	\$127,651	\$106,990
Daytime Population	23,405	134,874	361,103

PROPERTY FLOOR PLAN

Front Elevation



NEIGHBORHOOD RETAIL AERIAL







**CUSHMAN &
WAKEFIELD**

THALHIMER

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