

# COMMERCIAL REAL ESTATE SERVICES

## INVESTMENT SALES AND LEASING

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

RW TOWNE  
REALTY

COMMERCIAL DIVISION



## KEY FEATURES

- ± 11,616 SF Building
- ± 0.82 AC
- Zoned B-3 in Henrico County
- Excellent visibility
- Two level interior showroom, office, storage room and two restrooms
- Dock-level loading area and wide overhead door
- Pylon signage with message board and signage permitted on 4 sides

FREESTANDING RETAIL

FOR SALE | LEASE

## NOW AVAILABLE

**7252-7256 West Broad Street | Richmond VA 23294**

Great opportunity to locate on heavily traveled W Broad Street between Glenside Drive and E Parham Road with convenient access to I-64.



**To Learn More, Contact:**

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4135 Ironbound Road, Williamsburg, VA 23188 | janetmooreccim.com | 757.645.4500

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Interior with Large Storefront Windows



Private Offices and Sales Counter



## DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	10,427	95,197	227,531
HOUSEHOLDS	4,181	40,693	98,208
AVERAGE HOUSEHOLD INCOME	\$58,566	\$74,926	\$82,204
DAYTIME POPULATION	18,003	122,871	260,239

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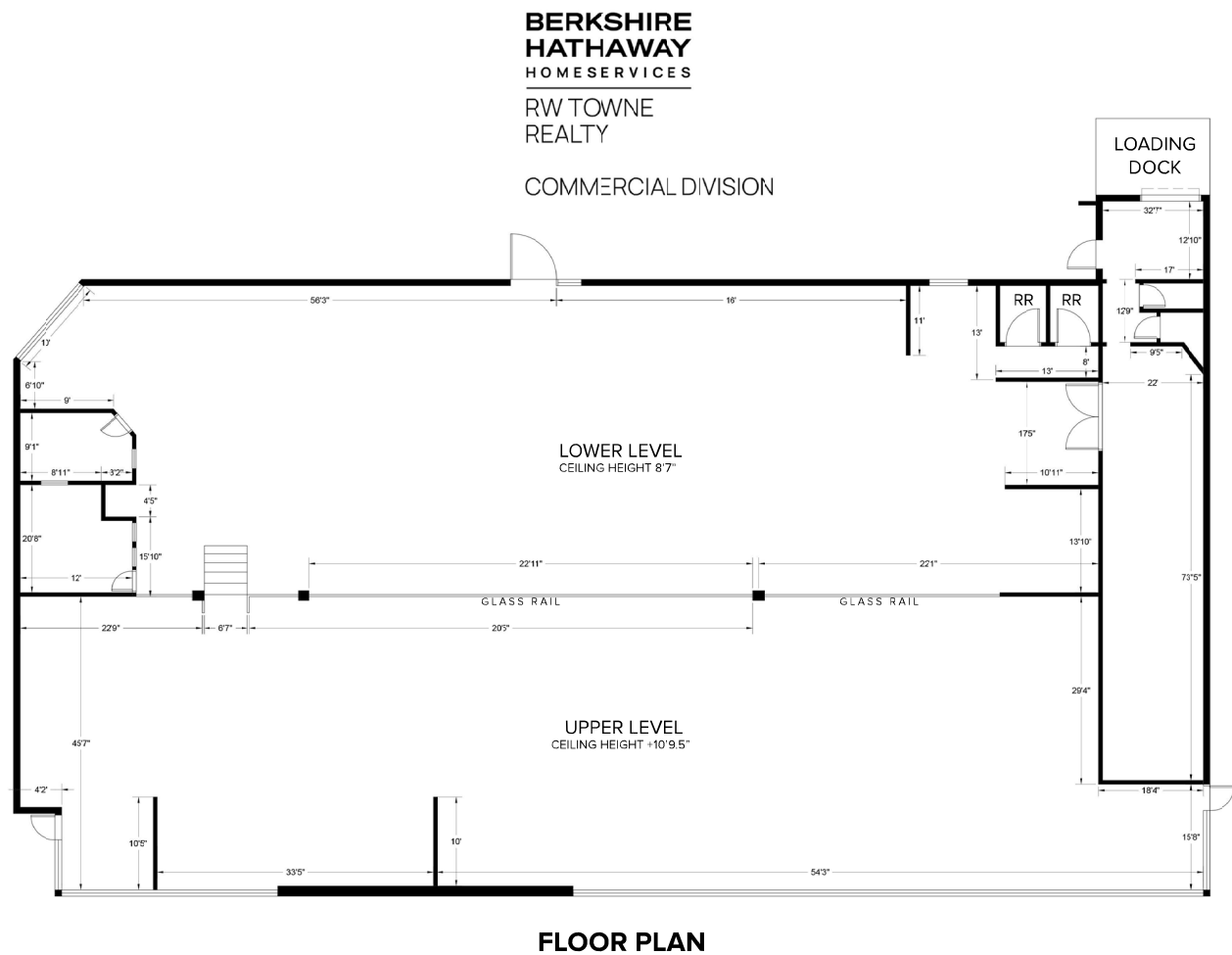
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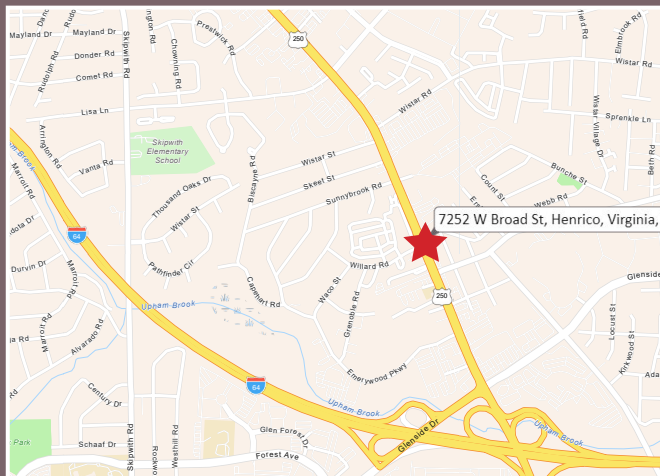
FREESTANDING RETAIL

FOR SALE | LEASE



## LOCATION FEATURES

- 108' of frontage
- Good ingress/egress (E/W)
- ± 0.50 mile to I-64
- ± 1.5 miles west of the redeveloped Willow Lawn retail hub
- 33,000 VPD



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