

# FOR SALE/GROUND LEASE

10085 BROOK RD  
Glen Allen, VA 23059



S.L. NUSBAUM  
REALTY CO.



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**XTEAM**  
RETAIL ADVISORS

# PROPERTY SUMMARY

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## OFFERING SUMMARY

Sale Price:	\$1,500,000
Ground Lease Rate:	\$110,000/YR
Lot Size:	1.38 Acres
Price / Acre:	\$1,086,957
Zoning:	B-3C

Henrico County Sports & Events Center

Development Near VCC

## PROPERTY OVERVIEW

±1.38 AC Pad Site for Sale or Ground Lease at Virginia Center Commons

## PROPERTY HIGHLIGHTS

- Close to 185,000 SF Henrico Sports & Events Center
- Residence Inn & Suites and Home2 Suites Hotels coming soon
- 800 Homes, Townhomes and Condominiums under construction
- ±0.8 Miles to I-295 and ±1.3 Miles to I-95 Exit 86 (Atlee/Elmont)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,778	16,041	45,110
Total Population	5,464	44,626	115,863
Average HH Income	\$102,815	\$126,879	\$116,305



# TRADE AREA

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# CONTACT INFORMATION

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