

Sublease

Walmart

CBRE

Freestanding Retail

Junior Box Opportunity | 41,117 Sq. Ft.

5221 Brook Road | Richmond, VA 23227 | Store #3885



Property Overview

- + 41,117 Sq. Ft. on 6.24 Acres
- + Sublease opportunity at a former Walmart Neighborhood Market
 - \$16.09 PSF
 - Expires 08/11/2035
- + Freestanding building with ample parking
- + Fuel station will be removed
- + Accessible from Brook Road and W Seminary Avenue
- + Easily accessible to I-95
- + Wawa attracts over and average of 98,700 visitors monthly
- + Westminster Canterbury Retirement Community recently completed construction at the Brook Road and Azalea Avenue intersection and is home to over 800 residents.

Area Overview

The subject property is located on the northside of Richmond and is less than a 15 minute drive to downtown. The surrounding area is densely populated and primarily residential. The site is perfect for businesses seeking visibility and residents looking for convenience.



Businesses (5 mi)
11,727



Employees (5 mi)
249,135



Major Employers

- VCU Health System
- Capital One Financial
- HCA Virginia Health System

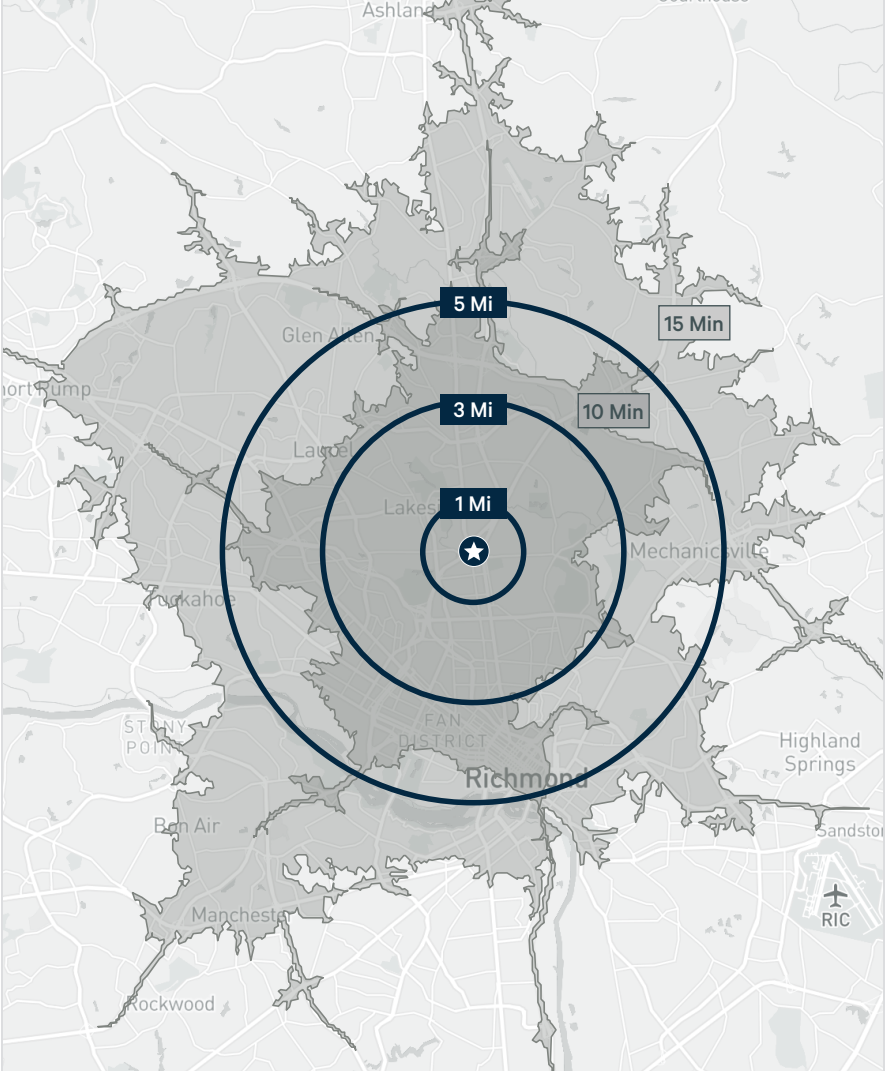


Hotels (5 mi)
62 / 6,607 Rooms



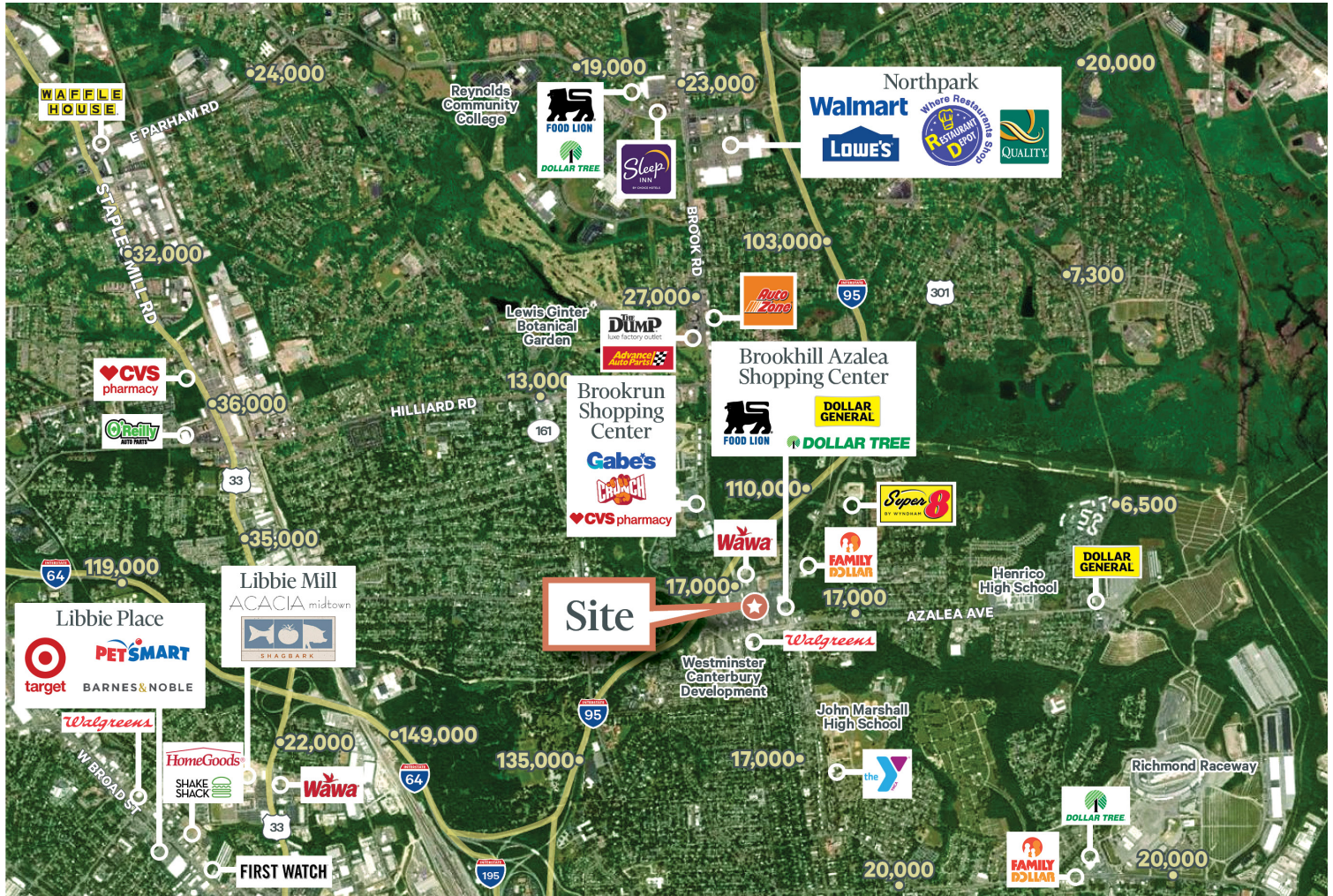
Area Traffic Generators

- Richmond Raceway
- Brookhill Shopping Center
- Northpark Shopping Center



2026 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	9,135	9,453	4,075	\$63,267	43.8
3 Miles	77,598	90,902	36,692	\$73,531	39.4
5 Miles	244,129	339,982	109,904	\$73,531	35.5
5 Minutes	32,690	32,765	15,124	\$69,749	41.8
10 Minutes	204,065	309,952	93,914	\$74,925	35.3
15 Minutes	478,981	581,448	210,571	\$81,415	37.0

Trade Area



Contact Us

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