

FOR SALE/LEASE 7,157 SF FREESTANDING BUILDING

CBRE



9015

**Brook Road**

GLEN ALLEN | VIRGINIA | 23060





# PROPERTY OVERVIEW

## Freestanding Retail Building on Brook Road

- 7,157 SF located on 2.04 acres
- B-3 zoning, built in 1998
- 100 surface parking spaces available
- Located on a highly trafficked corridor (±20,000 ADT Brook Road) with easy access to I-95
- Surrounded by various residential and multifamily developments
- \$2,200,000 for sale, \$22.00/SF NNN for lease

### 1 Mile

6,270  
POPULATION

2,567  
HOUSEHOLDS

\$97,764  
AVG HH INCOME

### 3 Miles

49,905  
POPULATION

20,749  
HOUSEHOLDS

\$104,245  
AVG HH INCOME

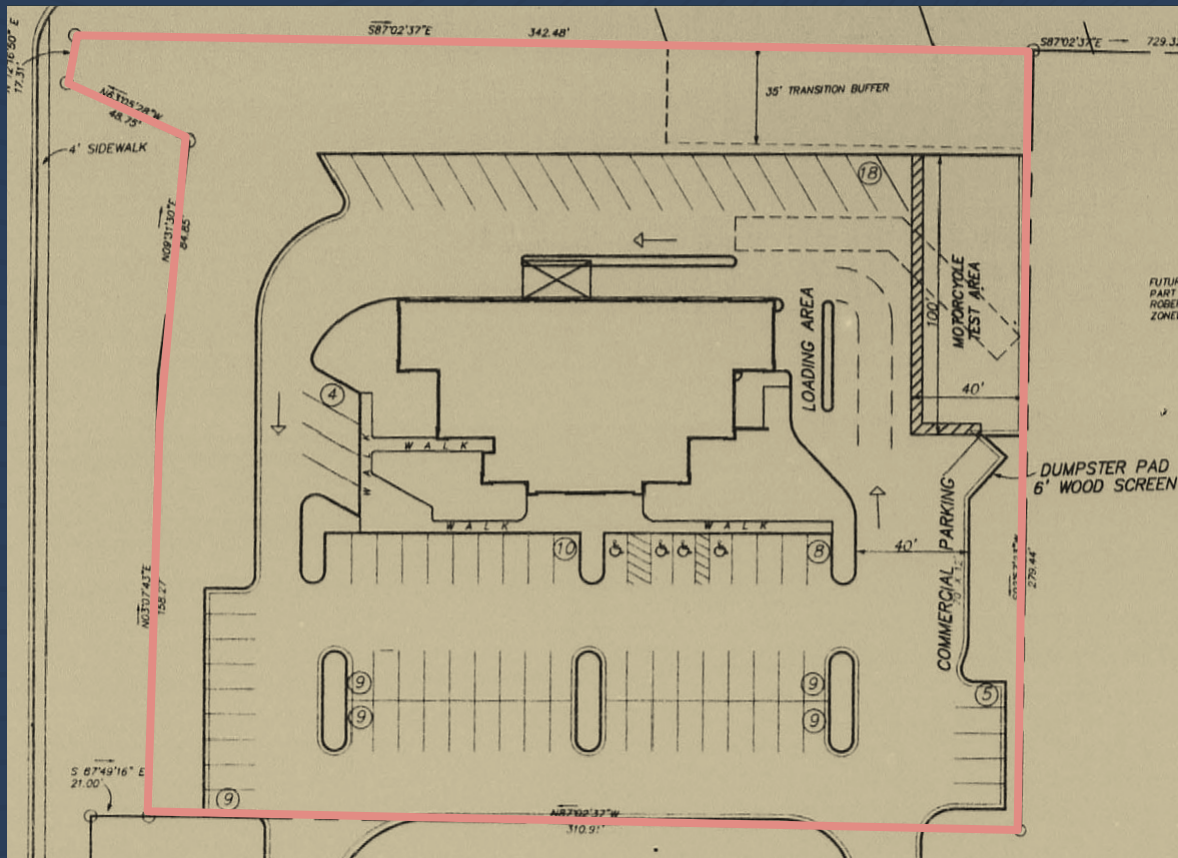
### 5 Miles

149,902  
POPULATION

62,350  
HOUSEHOLDS

\$114,368  
AVG HH INCOME

FOR SALE/LEASE  
GLEN ALLEN, VA



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**PAM STRIEFFLER**

Vice President

+1 804 201 2026

pam.strieffler@cbre.com

**IAN WEBSTER**

Senior Associate

+1 804 201 2014

ian.webster@cbre.com

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