

FOR SALE/LEASE 7,157 SF FREESTANDING BUILDING

CBRE



9015

Brook Road

GLEN ALLEN | VIRGINIA | 23060



FOR SALE/LEASE
GLEN ALLEN, VA

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 ($\pm 20,000$ 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

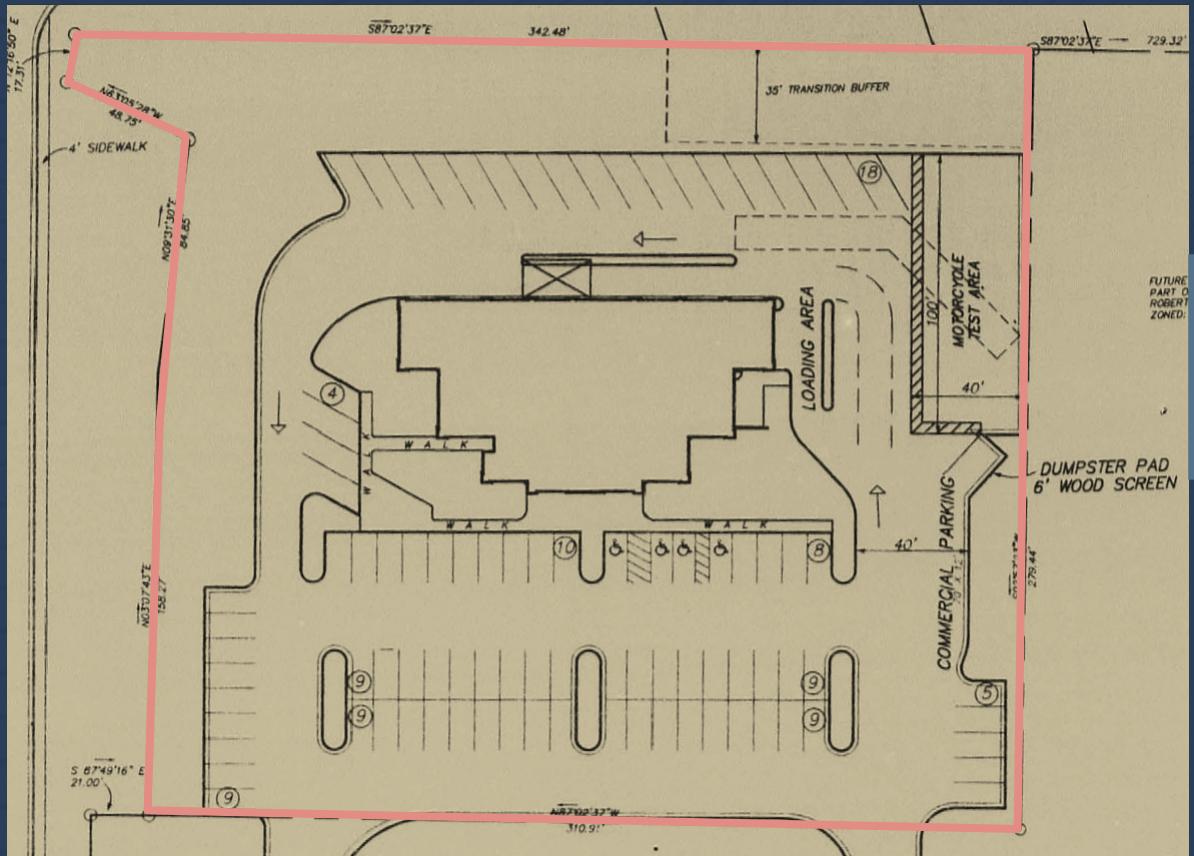
\$104,245
AVG HH INCOME

5 Miles

149,902
POPULATION

62,350
HOUSEHOLDS

\$114,368
AVG HH INCOME



**7,157 SF
FREESTANDING BUILDING
FOR SALE/LEASE**

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Road

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