

FOR LEASE

1,934 SF FREE STANDING PROPERTY ON 0.71 AC
8701 West Broad Street | Richmond, VA 23294



S.L. NUSBAUM
REALTY CO.



ANDREW THACKER
Vice President
O. 804.320.7600
C. 804.357.6075
athacker@slnusbaum.com

DOUGLAS O. TICE, III, CCIM
Senior Vice President
O. 804.944.9273
C. 804.690.5573
dtice@slnusbaum.com

NATHAN SHOR
Senior Vice President
O. 804.944.2399
C. 804.539.7404
nshor@slnusbaum.com

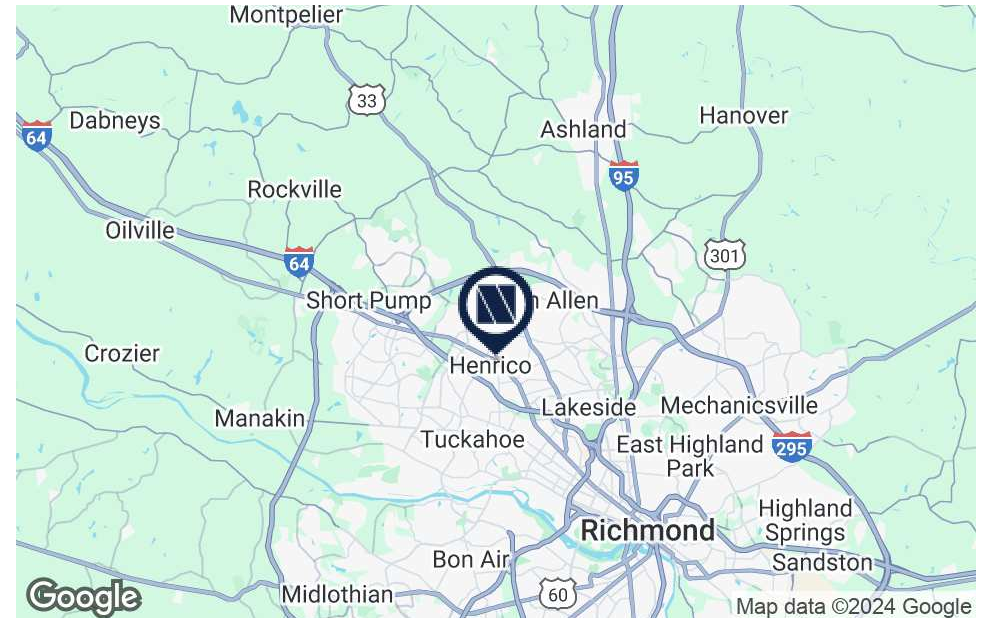
PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

1,934 SF FREE STANDING PROPERTY ON 0.71 AC
8701 West Broad Street | Richmond, VA 23294



S.L. NUSBAUM
REALTY CO.



OFFERING SUMMARY

Lease Rate:	Call Agent
Building Size:	1,934 SF
Lot Size:	0.713 Acres
Zoning:	B-3

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	13,870	94,712	214,603
Daytime Population	16,921	119,959	248,096
Total Households	6,355	39,532	86,181
Average HH Income	\$82,243	\$106,885	\$134,673

PROPERTY OVERVIEW

High Visibility Free Standing Property For Lease at the Corner of Skipwith Rd & W Broad St

PROPERTY HIGHLIGHTS

- Drive-thru potential
- Large Parking Lot
- Existing Grease Trap
- 34,000 Vehicles Per Day on West Broad St
- Heavy Daytime Population

TRADE AREA

1,934 SF FREE STANDING PROPERTY ON 0.71 AC
8701 West Broad Street | Richmond, VA 23294



S.L. NUSBAUM
REALTY CO.



CONTACT INFORMATION

1,934 SF FREE STANDING PROPERTY ON 0.71 AC
8701 West Broad Street | Richmond, VA 23294



S.L. NUSBAUM
REALTY CO.



ANDREW THACKER
Vice President
C. 804.357.6075
O. 804.320.7600
athacker@slnusbaum.com

DOUGLAS O. TICE, III, CCIM
Senior Vice President
O. 804.944.9273
C. 804.690.5573
dtice@slnusbaum.com

NATHAN SHOR
Senior Vice President
C. 804.539.7404
O. 804.944.2399
nshor@slnusbaum.com

COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

[CLICK HERE TO LEARN MORE](#)

PROUD PARTNER
XTEAM
RETAIL ADVISORS

[CLICK HERE TO LEARN MORE](#)

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.