

FOR SALE/GROUND LEASE

10085 BROOK RD
Glen Allen, VA 23059



S.L. NUSBAUM
REALTY CO.



REID CARDON

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PROUD PARTNER

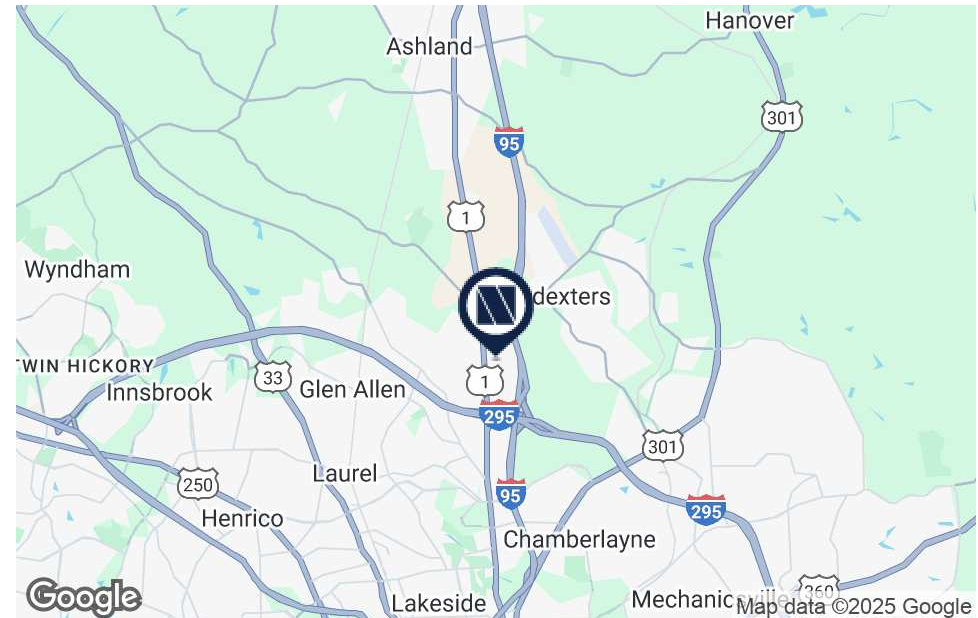
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

10085 BROOK RD
Glen Allen, VA 23059



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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

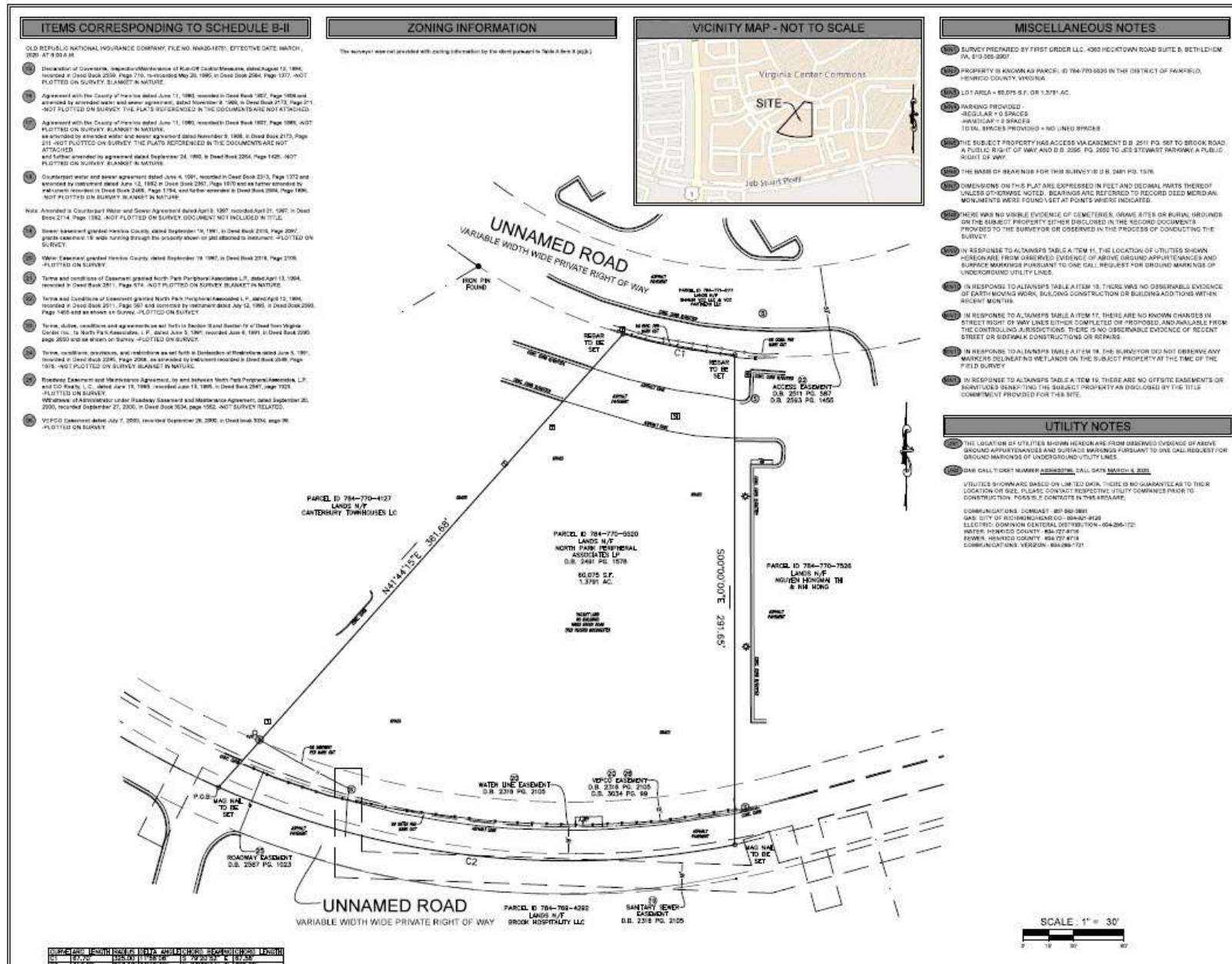
SITE PLAN

10085 BROOK RD

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TRADE AREA

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CONTACT INFORMATION

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