

FOR LEASE

SIX POINTS

New Construction Commercial Space

1203 E Brookland Park Blvd | Richmond, VA 23222



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 3,010± SF of commercial space available
- › Located on ground floor of Green Park Apartments, a new 43± unit multifamily community currently under construction
- › Delivery anticipated Spring 2026
- › Project is adjacent to an additional 143± multifamily units recently built
- › Suitable for retail, office, medical, non-profits, and other commercial tenants
- › Located at Six Points, a key commercial intersection between Chamberlayne Ave, Laburnum Ave, Mechanicsville Tnpk, and I-64

FOR MORE INFORMATION:

CHRIS JENKINS

Senior Vice President

804-228-4928

cjenkins@commonwealthcommercial.com

TUCKER DOWDY, SIOR

Senior Vice President | Partner

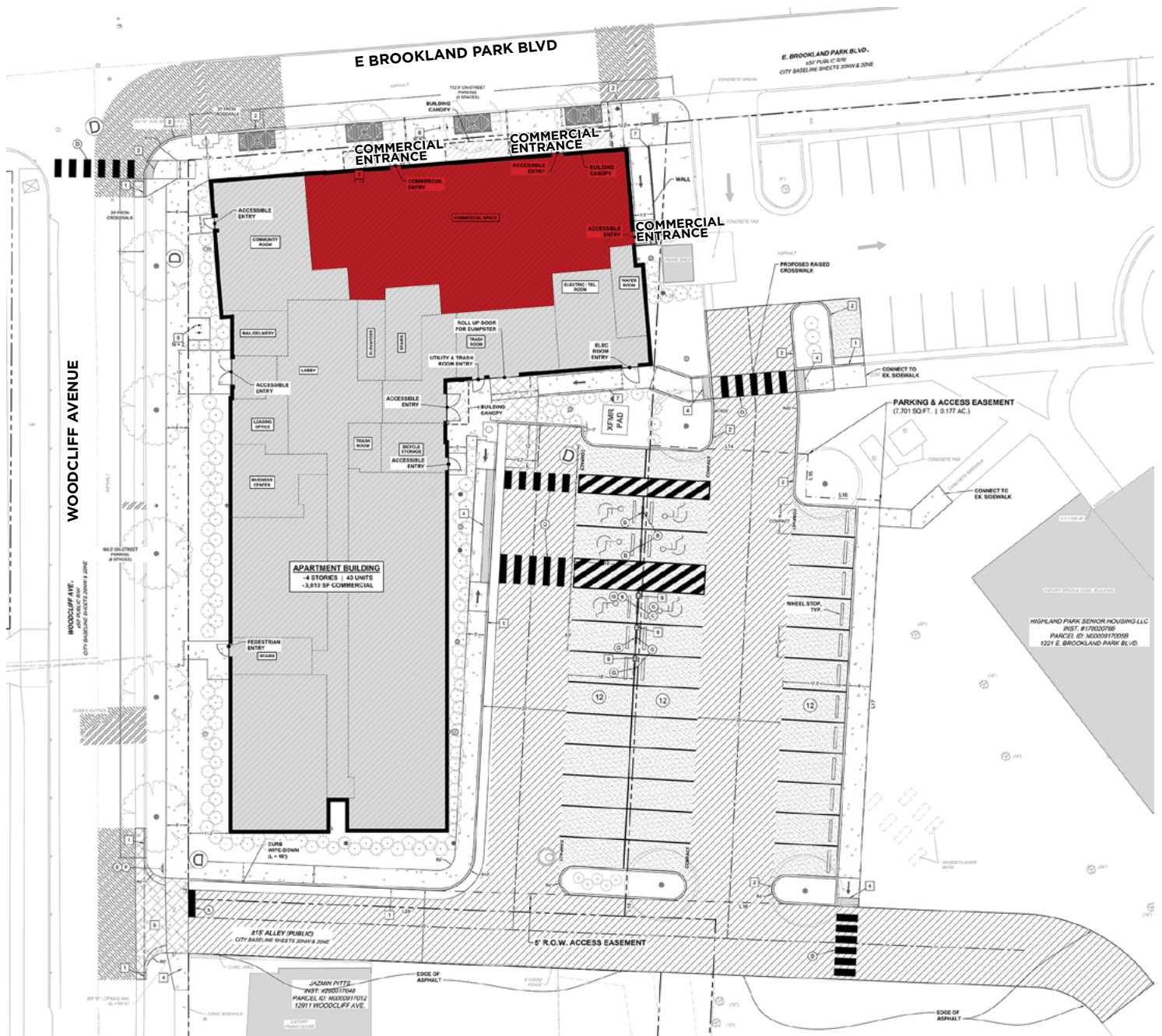
804-228-4932

tdowdy@commonwealthcommercial.com

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

FLOOR PLAN

COMMERCIAL SPACE - 3,010± SF



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	125,626	247,302	611,135
AVERAGE HH INCOME	\$95,651	\$102,558	\$112,120
DAYTIME EMPLOYEE	88,341	147,312	315,717
TRAFFIC COUNT	Brookland Park Blvd	7,800± VPD	

FOR LEASE | 1203 E BROOKLAND PARK BLVD | RICHMOND, VA 23222

MARKET OVERVIEW

SIX POINTS



Green Park Apartments is a brand-new, energy-efficient community offering spacious 1-, 2-, and 3-bedroom apartments, thoughtfully crafted with stylish finishes and contemporary features. Nestled in a **walkable neighborhood** with easy access to public transportation, shopping, dining, and parks, Green Park Apartments puts tenants right where they want to be. Plus, with **dedicated parking, on-site management, and a comprehensive security system**, tenants feel peace of mind every day.



HIGHLAND PARK APARTMENTS

Green Park Apartments is the third project in the immediate proximity by non-profit developer Enterprise Community Development (ECD). Other communities include **Highland Park Senior Apartments** (77 units, immediately adjacent), and **Highland Terrace** (66 units, directly across the street). ECD is a mission-driven organization that specializes in high-impact residential development, preservation, property management and resident services.



SIX POINTS INTERSECTION



ECD is an institutional developer that is the sixth largest non-profit affordable housing provider nationally and largest regional non-profit housing provider locally. ECD has the stability and strength to provide **commercial tenants with a safe, welcoming environment** in Green Park Apartments.

Six Points Innovation Center

A creative space where young people can learn advocacy, develop leadership skills and explore career opportunities.



HIGHLAND TERRACE



MARKET OVERVIEW

BROOKLAND PARK

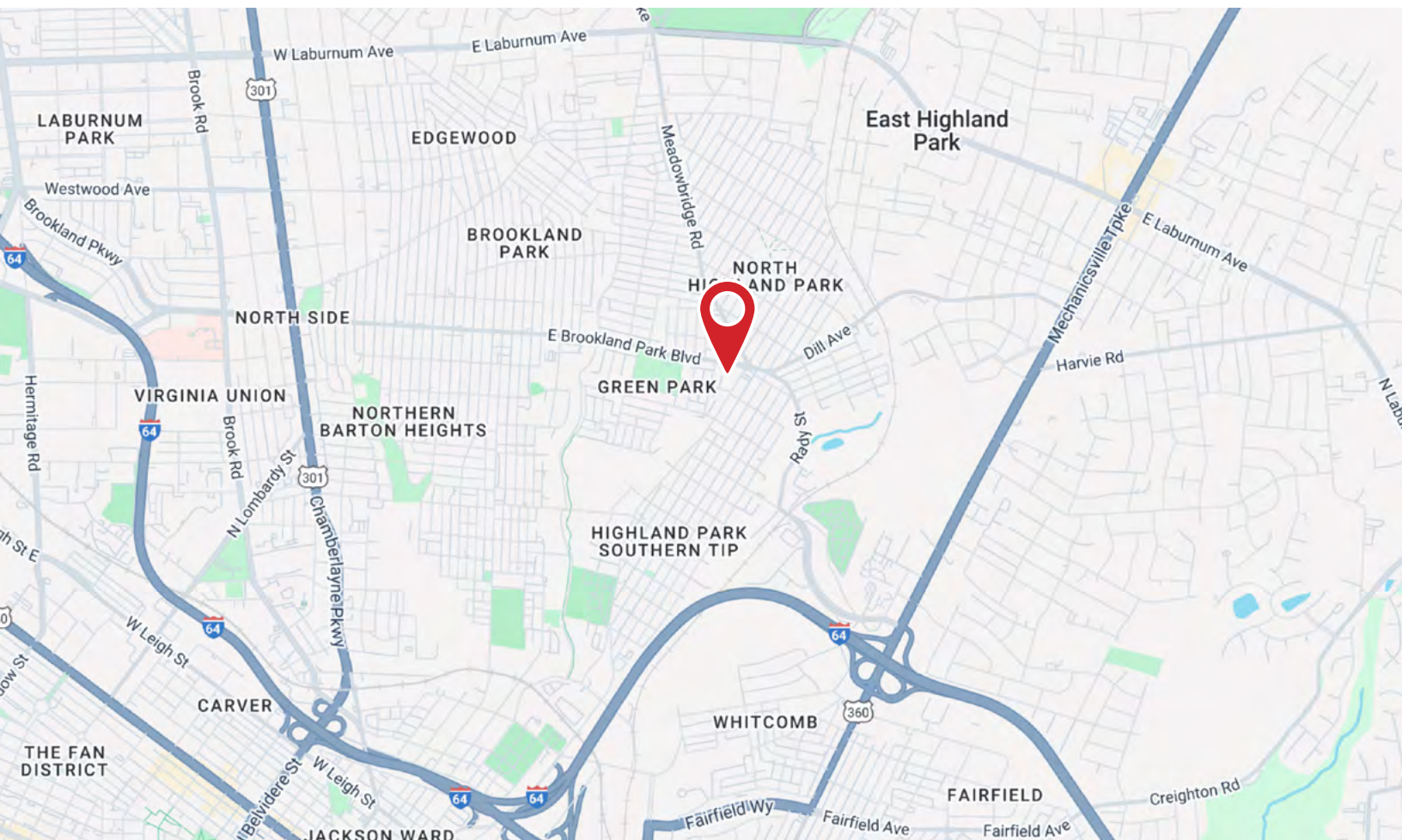
A Thriving Commercial Corridor

Brookland Park is a revitalized historic neighborhood in Richmond's Northside, blending early 20th-century charm with a dynamic, modern pulse. Once a bustling streetcar suburb, it's now one of the city's most sought-after communities for residents, entrepreneurs, and investors alike.

Strategic Location

Just minutes from downtown Richmond, Scott's Addition, and major interstates (I-64 and I-95), Brookland Park offers unmatched accessibility. Public transit routes and walkable amenities add to its appeal for commuters and families alike.

The neighborhood features a vibrant mix of businesses including:



FOR LEASE | 1203 E BROOKLAND PARK BLVD | RICHMOND, VA 23222