



# Brook Run Shopping Center

**TOTAL VISITORS**  
95.4K  
(12 MONTHS)

## OVERVIEW

5700 Brook Road  
Richmond, VA 23227

For Lease  
Type: Retail  
Total SF: 147,738

Lakeside Landing, a residential development consisting of 126 units, has experienced a complete sell-out. The introduction of Lakeside Landing 2, which includes an additional 45 townhomes, has contributed to a significant increase in traffic to the Brook Run area. The presence of renowned establishments such as Gabe's and Crunch Fitness serves as a strong anchor, attracting a large number of visitors to this center on a daily basis.

## RETAILERS INCLUDE



## LEASING ASSOCIATE



**Raymond Hicks**  
Sr. Leasing Manager  
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### DEMOGRAPHICS

|                     | 3 MILES  | 5 MILES  | 10 MILES |
|---------------------|----------|----------|----------|
| POPULATION          | 67,225   | 219,817  | 608,031  |
| HOUSEHOLDS          | 27,719   | 89,164   | 239,023  |
| AVG. HH INCOME (\$) | \$72,592 | \$85,102 | \$89,500 |
| MEDIAN AGE          | 38       | 36       | 37       |

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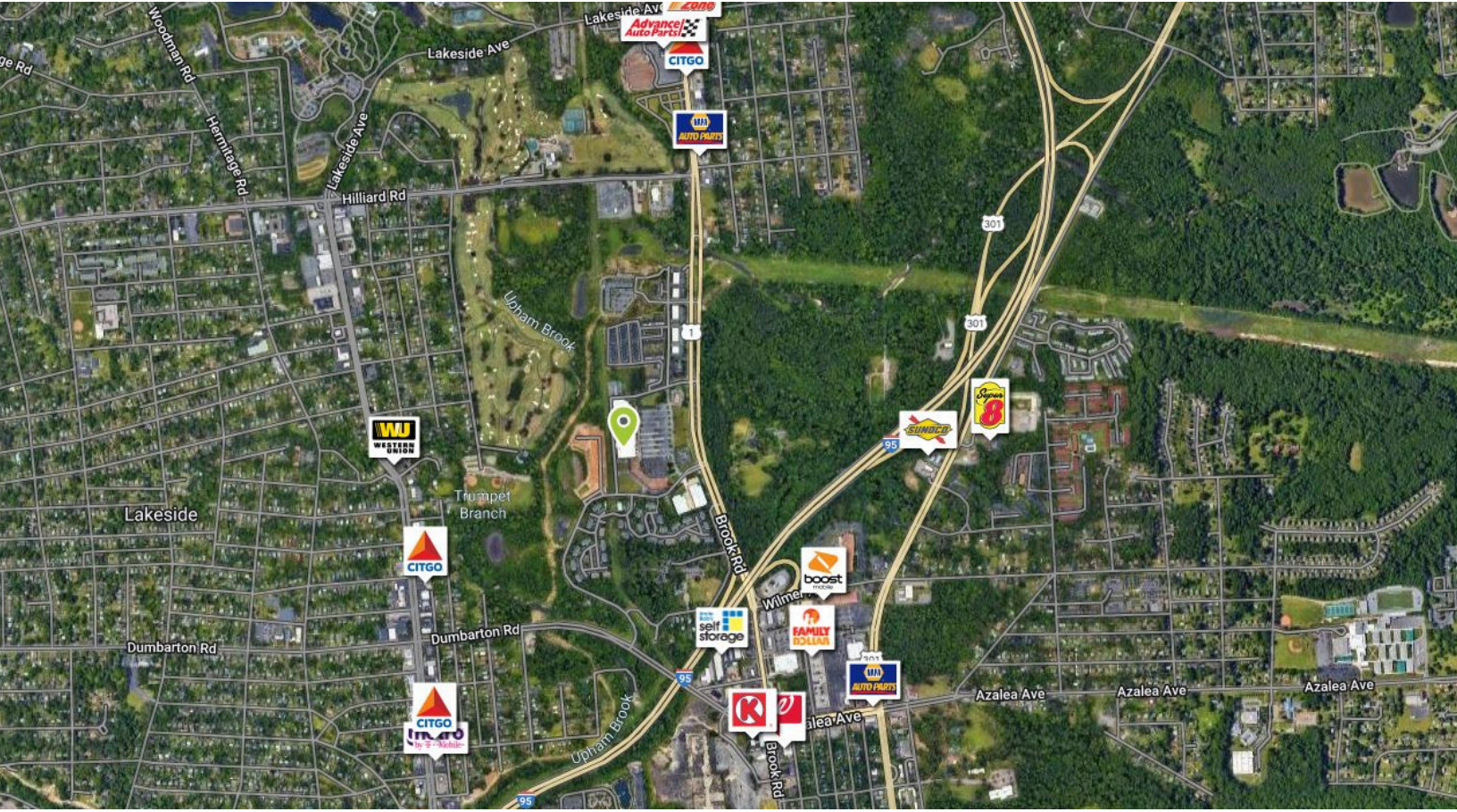
**SUITE 5656 COMING AVAILABLE JUNE 1, 2026**

| SUITE | TENANTS              | S.F.   |
|-------|----------------------|--------|
| 5620  | AVAILABLE            | 11,979 |
| 5642  | AVAILABLE            | 1,615  |
| 5644  | Darling Nails        | 4,815  |
| 5646  | AVAILABLE            | 1,215  |
| 5648  | AVAILABLE            | 1,200  |
| 5650  | America's Best Wings | 1,519  |
| 5652  | AVAILABLE            | 900    |
| 5656  | T-Mobile             | 2,400  |
| 5660  | Top's China          | 1,519  |
| 5662  | Cary Vape            | 911    |
| 5664  | AVAILABLE            | 1,215  |

| SUITE | TENANTS                      | S.F.   |
|-------|------------------------------|--------|
| 5670  | Aaron's                      | 10,344 |
| 5680  | H&R Block                    | 1,628  |
| 5694  | AVAILABLE                    | 1,629  |
| 5700  | Gabe's                       | 58,473 |
| 5710  | AVAILABLE                    | 3,296  |
| 5714  | Anecdote                     | 1,125  |
| 5720  | AVAILABLE                    | 4,388  |
| 5730  | Best Cleaners                | 1,515  |
| 5732  | Mullin's Hearing Aid Center  | 500    |
| 5734  | Dr. Boone, DDS               | 2,340  |
| 5740  | Blessed for Less Thrift Shop | 1,212  |
| 5750  | Crunch Fitness               | 32,000 |

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**AADT: 18,440 (Brook Road)**  
**AADT: 115,387 (I-95)**  
**Avg. Hourly Traffic: 1,278 (Brook Road)**  
**Avg. Hourly Traffic: 3,592 (I-95)**

**DISCLAIMER**

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