



# 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



**H&R BLOCK**



## LEASING ASSOCIATE



**Raymond Hicks**  
**Sr. Leasing Manager**  
**(757) 434-1168**  
**rhicks@whlr.us**

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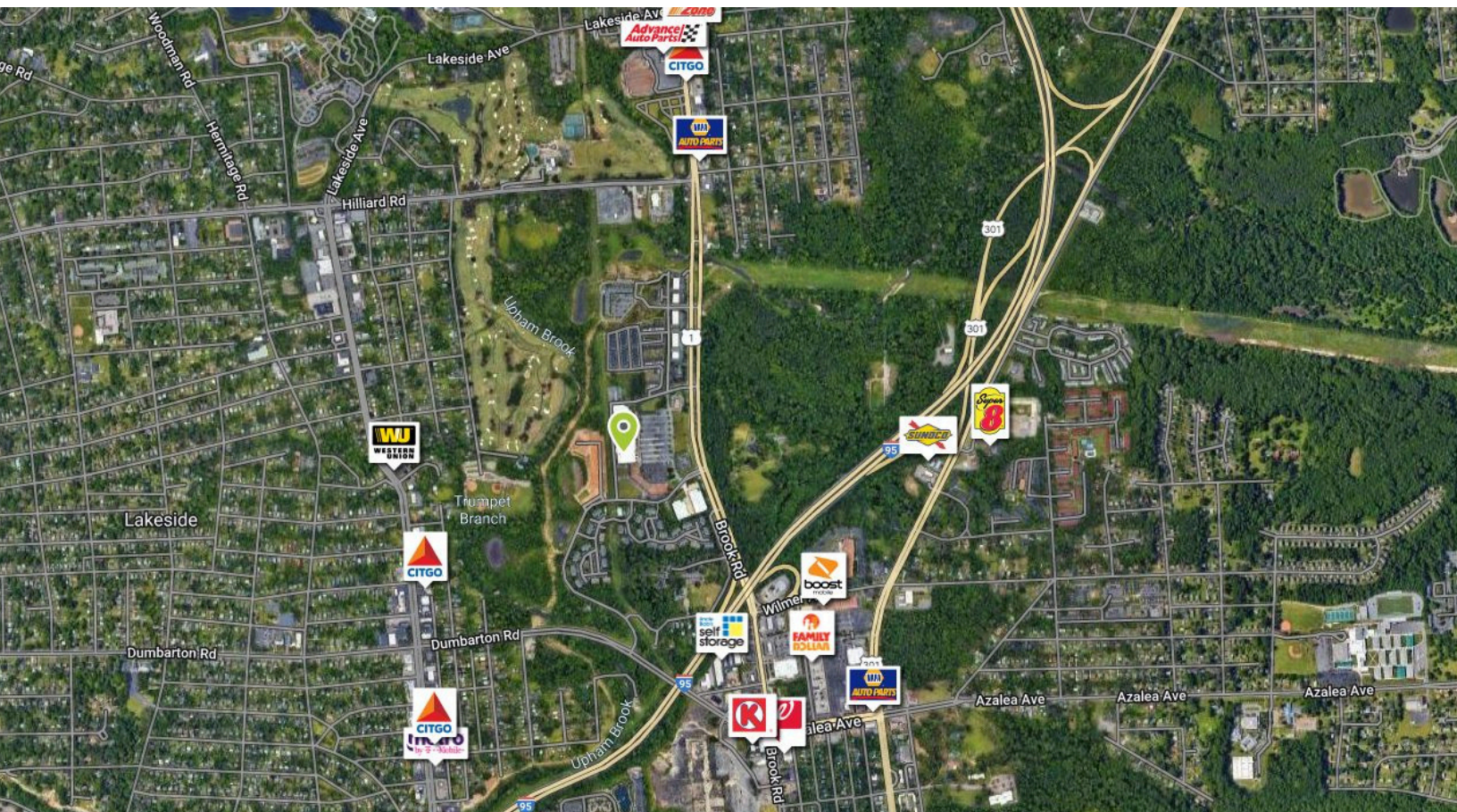
SUITE	TENANTS	S.F.
5620	AVAILABLE	11,979
5642	Mr. Fix Cell Phone & Computer Repair	1,615
5644	Darling Nails	4,815
5646	AVAILABLE	1,215
5648	AVAILABLE	1,200
5650	America's Best Wings	1,519
5652	AVAILABLE	900
5656	T-Mobile	2,400
5660	Top's China	1,519
5662	Cary Vape	911
5664	AVAILABLE	1,215

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



# Brook Run Shopping Center

5700 Brook Road  
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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)**

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# WHLR

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