

FOR LEASE

POLLARD & BAGBY
REAL ESTATE

5211 West Broad Street, Richmond, VA 23230



Available immediately for lease up to 24,645 rentable square feet of second floor office space with direct elevator access. The space can be divided into smaller sections of approximately 7,500 RSF for accommodations of up to three separate units. The property fronts directly on W Broad St in the heart of Willow Lawn, with opportunities for signage.

PROPERTY FEATURES:

- 24,645 rentable square feet available on second floor
- Private offices, open space, two kitchenettes, conference rooms and plenty off full height windows
- Zoning B-2 (Henrico County)
- Utilities and janitorial services are included during normal business hours
- Located within the enterprise zone
- Exterior signage is available
- Ample parking on site along with major bus line service within walking distance



CONTACT:

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Lebs Breeden, CCIM

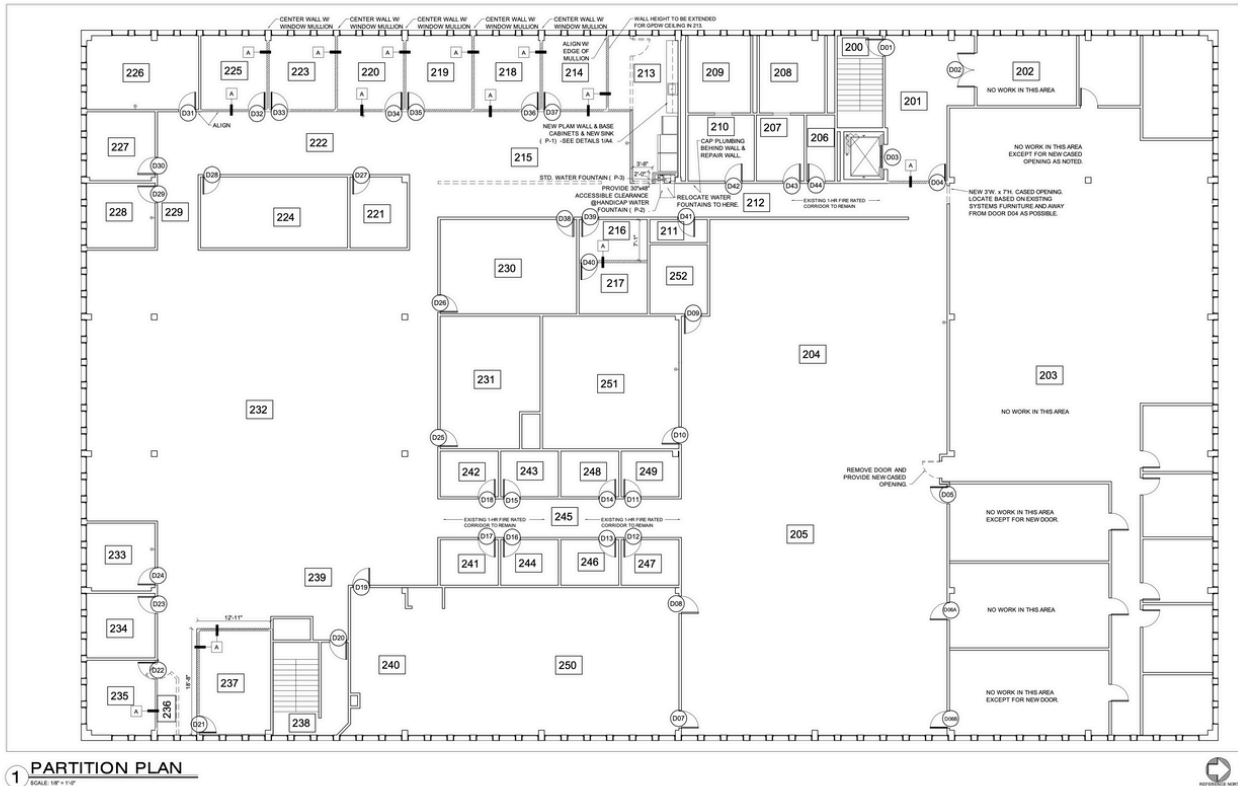
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Existing Second Floor Layout:



Interior Photos:



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2 South 5th Street, P.O. Box 2488, Richmond, VA | O: 804.643.9011 | F: 804.782.9897 | pollardandbagby.com

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Location Map & Nearby Amenities:



- | | | |
|---|---|-----------------|
| 1 Target / Starbucks / Pizza Hut Express | 10 Bath & Body Works CAVA | 19 Chipotle |
| 2 Barnes & Noble / Petsmart | 11 Dick's Sporting Goods Smoothie Café | 20 Chick-fil-A |
| 3 Baskin-Robbins | 12 Domino's Pizza Sally Beauty Kroger | 21 Krispy Kreme |
| 4 First Watch Breakfast | 13 Michaels | 22 Wells Fargo |
| 5 Midas | 14 Ross Dress for Less Gold's Gym | 23 Wendy's |
| 6 CVS | 15 Atlantic Union Bank | 24 Shell |
| 7 Jason's Deli / Sticks Kebob Shop | 16 Ledo Pizza Old Navy Dollar Tree | 25 Top Golf |
| 8 Panera Bread | 17 DSW Designer Shoe Warehouse | 26 Hwy 195 |
| 9 Willow Lawn Shopping Mall
Noodles and Company T-Mobile
GNC J Crew Rack Room Shoes
Lens Crafters IHOP | 18 Exxon | |

Demographics:

RADIUS	1 MILE	3 MILE
Population	8,313	93,758
Households	3,741	42,650
Median Age	41.70	38.20
Med Household Income	\$77,866	\$69,660
Daytime Employees	19,450	77,847
Population Growth 2022 - 2027	+5.55%	+3.56%
Household Growth 2022 - 2027	+5.25%	+3.42%

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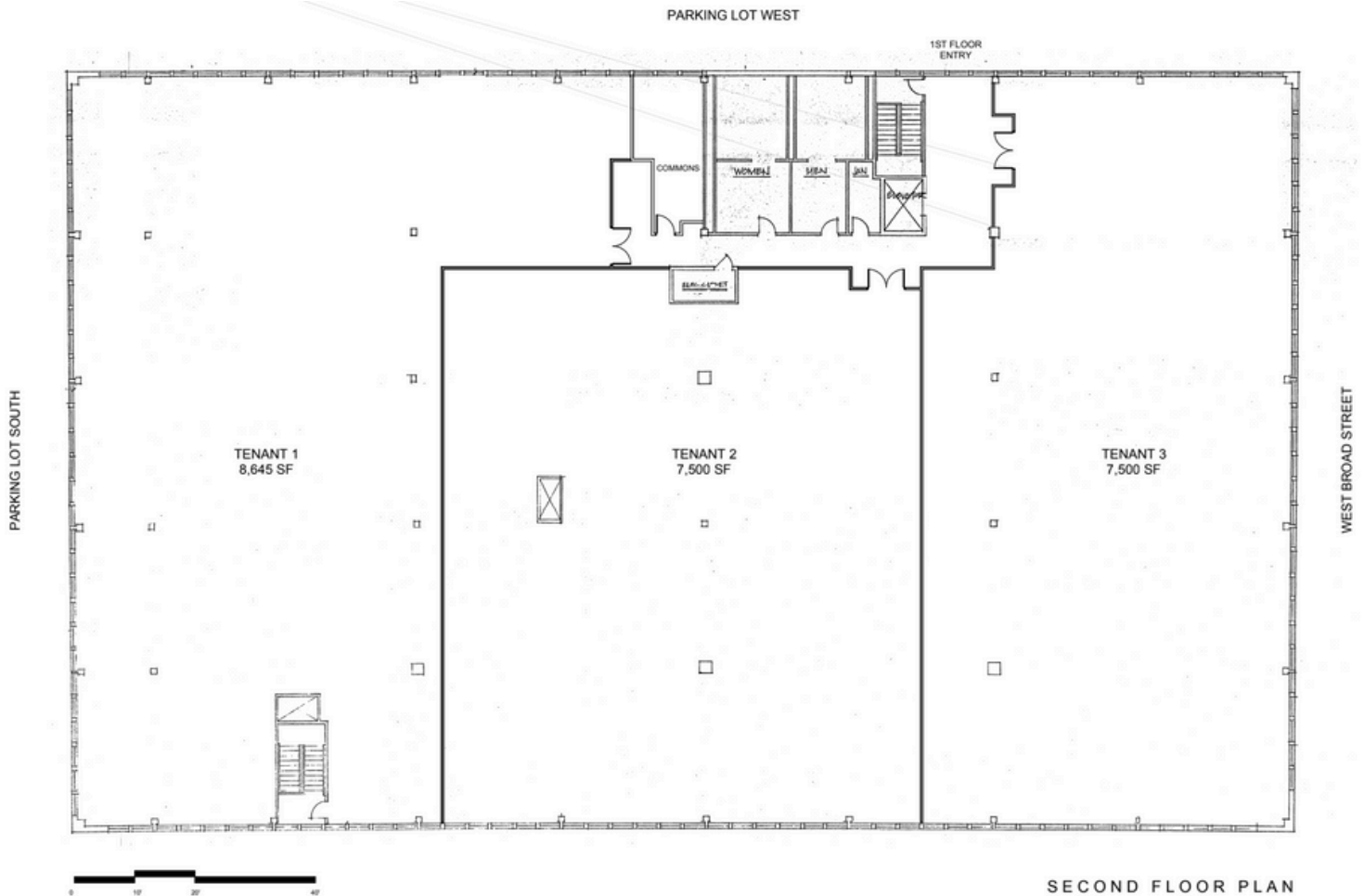
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Potential Divided Floor Plate:



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