



FOR SALE

IDEAL FOR OWNER/OCCUPANT

6020 West Broad Street | Henrico, VA. 23230

FOR MORE INFORMATION:

JAMIE GALANTI, CCIM, SIOR

Senior Vice President | Partner

804-433-1825

jgalanti@commonwealthcommercial.com



**COMMONWEALTH
COMMERCIAL**

Comprehensive Property Solutions



OFFERING SUMMARY

Commonwealth Commercial Partners, LLC

is pleased to offer this trophy property for sale.

The building was built in 1965 and operated as Colony Furniture for 40 years. It was most recently renovated in 2012 into a world class indoor shooting range. The property is located in Henrico County, VA which is one of the most business-friendly municipalities in Virginia.

With 230 feet of frontage on Broad Street and 2 curb cuts servicing the property, the visibility and access of this property are unparalleled.

There is a loading dock and an elevator that serves all 3 levels of the building. The capacity of the elevator is 4,500 lbs. The building is fully sprinklered. There is a large and highly visible electronic sign in front of the property. Municipal water, sewer, and electric all serve the site.

The property is zoned B-3 for general business offering a wide variety of uses. Less than a mile from I-64/I-95.

PROPERTY HIGHLIGHTS

Acres: 2.622±

Frontage: 230' of frontage on Broad Street

Access: 2 curb cuts

Traffic Count: 26,500±

Building Size: 60,064± SF

Zoning: B-3 for general business

Construction Material: masonry & steel

Parking: 125 spaces

Rear Entry: 2 grade level loading docks

Elevator: 4,000 lb. capacity;
serves all 3 levels of building

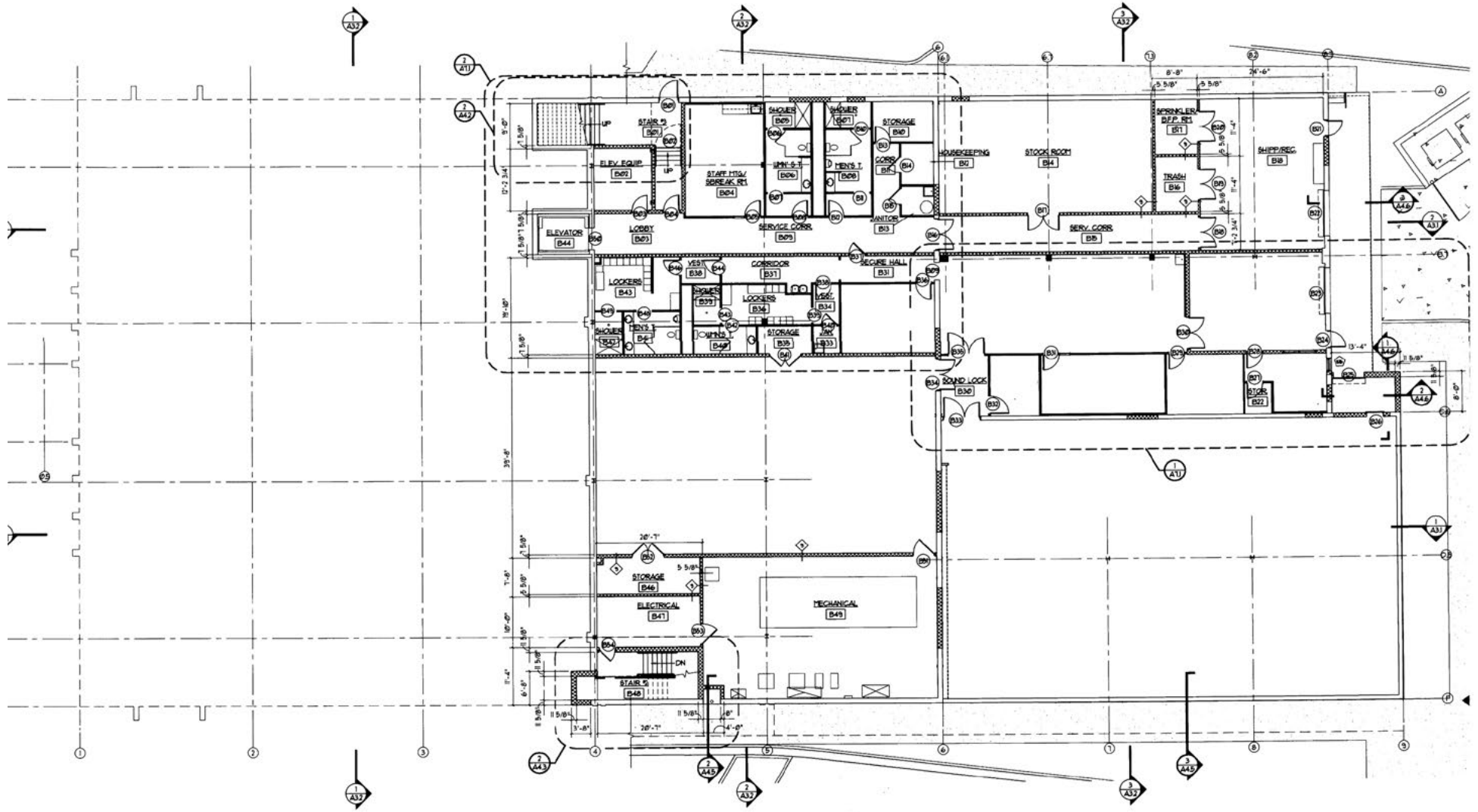
Signage: existing large and highly visible electric
marquee in front of property

Built: 1965 (renovated in 2012)



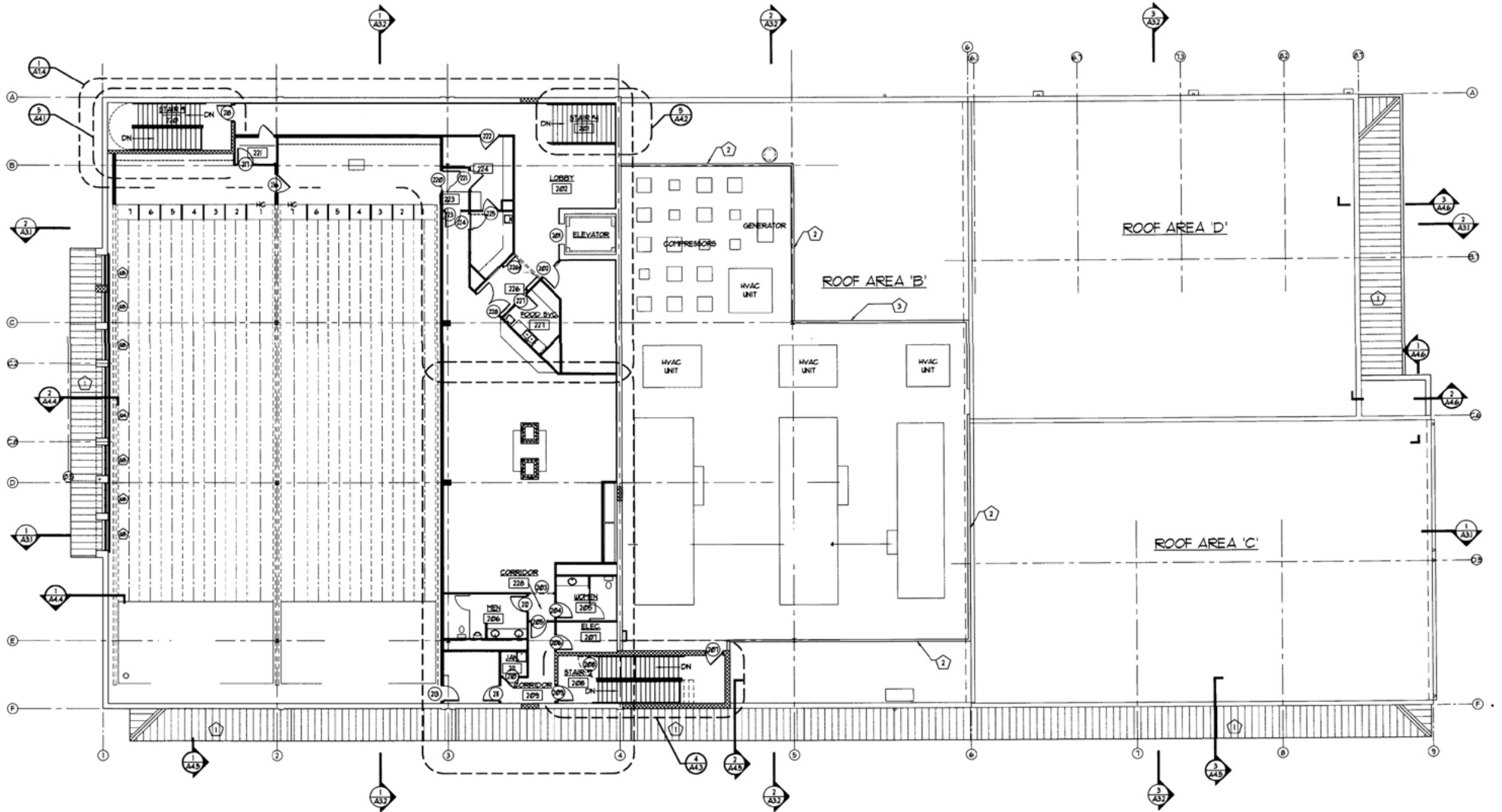
FLOOR PLANS

BASEMENT PLAN



FLOOR PLANS

SECOND FLOOR



OPPORTUNITY ZONE



ENTERPRISE ZONE



RETAIL MAP

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,346	45,322	104,793
AVERAGE HH INCOME	\$101,079	\$132,675	\$127,410
DAYTIME EMPLOYEES	4,101	24,408	46,169



FUTURE 45 ACRE DEVELOPMENT SITE

REYNOLDS CROSSING

Starbucks Coffee, Chipotle Mexican Grill, Marco's Pizzeria, Walmart Supercenter, FC, mezeh, Jersey Mike's Subs, saladworks, Jofangetheory Fitness, POKE SUSHI BOWL

THE HOME DEPOT, ALDI, Burlington

ASHLEY HOMES, SHEETZ FRESH FOOD, COMING SOON

LIBBIE MILL

Starbucks Coffee, CRAFTED, ACACIA, Wawa

LIBBIE PLACE

Target, Barnes & Noble, FedEx Office, AT&T, Great Clips, petco, Einstein Bros. Bagels, the Vitamin Shoppe

WILLOW LAWN

Chopt, Five Guys, Noodles & Company, J.Crew Factory, Staples, Kroger, IHOP, Sally Beauty, Atlantic Union Bank, Dollar Tree, Old Navy, DSW, Cava, Yeshi Sushi, Truist, Mezz, Dick's Sporting Goods, Ross Dress For Less, LensCrafters, Bath Room Store, Muse, Tropical Cafe, Domino's, and others.

SITE

Mekong, Wawa, Zaxby's, Sonic, Taco Bell, McDonald's, Shake Shack, First Watch, Chick-fil-A, Krispy Kreme

RICHMOND SNAPSHOT

RICHMOND MARKET ATTRACTS BUSINESSES WITH TOP RANKINGS, LOW COSTS

Richmond is drawing national attention for the many advantages it offers to businesses. Leading publications like the Wall Street Journal and kiplinger.com have given Richmond high marks, including the best small city of the future, the 4th best city for commuters, and the #1 digital city. With a top ranking for business from Forbes and CNBC and below average wage, payroll, workers comp, and unemployment costs, Richmond is consistently considered as a top place to locate a business.

RICHMOND'S ECONOMIC INDICATORS ARE STRONG: Strong job growth and low unemployment make Richmond attractive to businesses.

Major Industries: **Bio-science, Technology, Financial services**

Gross Metro Product: **\$85.9 B***

Job Growth: **1.2%***

Unemployment Rates +	RIC	USA
2021	3.2%	3.7%
2022	2.9%	3.3%



TOP 15 US CITY WORTH MOVING TO

USA Today

TOP 20 PLACES IN AMERICA TO START A BUSINESS

CNBC

WIDELY
RECOGNIZED
FOODIE SCENE

#27

2021 TOP 100 BEST PLACES TO LIVE IN AMERICA



Top Universities/Colleges:

- University of Richmond
- Virginia Commonwealth University
- Virginia Union University
- Randolph-Macon College
- Virginia State University

Richmond named one of
TOP 10 CITIES TO WATCH
in 2020 by Worth Magazine

seven

FORTUNE 500 COMPANIES
IN RICHMOND, VA

- Performance Food Group
- CarMax
- Altria Group
- Dominion Energy
- Markel
- Owens & Minor
- Genworth Financial



YOUR NAME HERE YOUR NAME HERE



**COMMONWEALTH
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MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 **MAILING ADDRESS:** P.O. Box 71150 | Richmond, VA 23255
T 804-346-4966 **F** 804-346-5901 **COMMONWEALTHCOMMERCIAL.COM**

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