

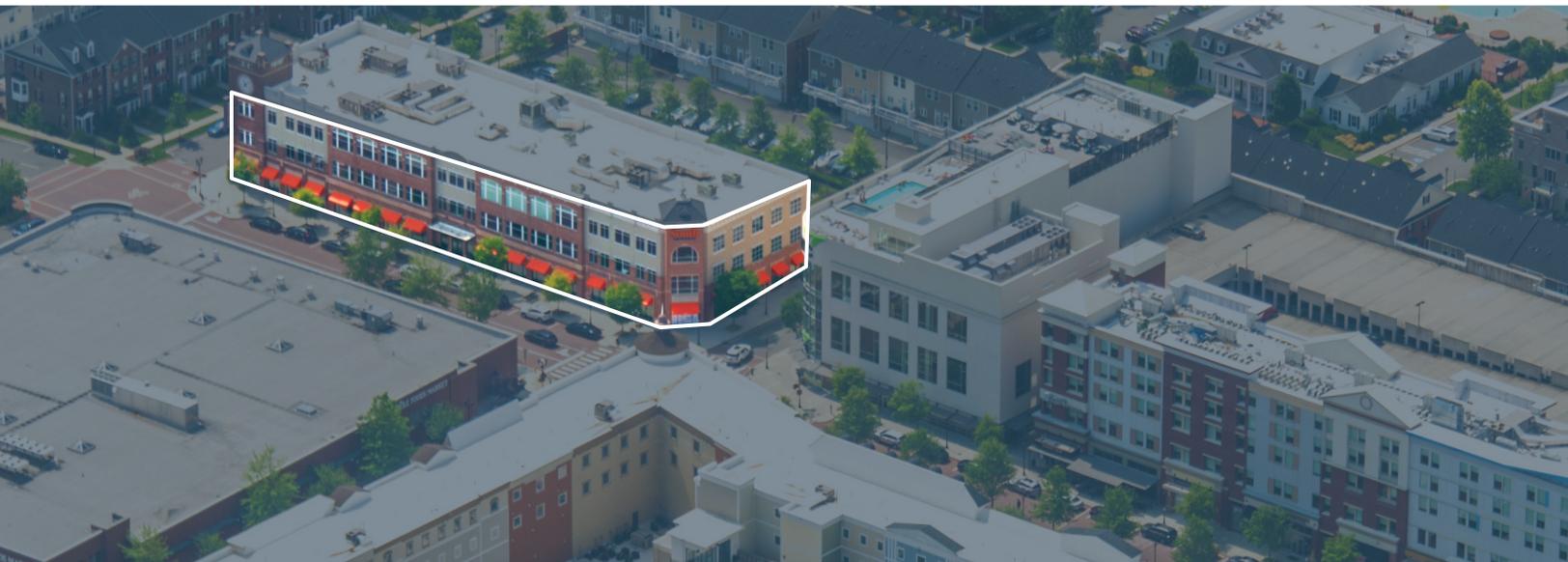


WEST BROAD *village*

WHERE FOCUS, CONVENIENCE, AND FUN COME TOGETHER



FOR SALE | ±60,000 RSF
OWNERSHIP OFFERING 80% SELLER FINANCING



2151 OLD BRICK RD

ALL WITHIN REACH



PROPERTY AMENITIES

-  Building signage visible from I-64
-  +/- 60,000 RSF
-  Walking distance to West Broad retail amenities
-  Mix of open and closed offices
-  13 ft ceilings
-  Covered parking

SOUTH UNIVERSITY

This ±60,000 SF building is surrounded by the convenient 400,422 SF of retail and 339 luxury apartments, 454 townhomes, and the Aloft hotel at West Broad Village. Enjoy conveniences such as Whole Foods Market, coworking spaces, shopping, and entertainment. The Richmond area's premier mixed-use destination, West Broad Village, offers convenient access from I-64 and I-295 for an easy commute to work and your favorite amenities.



“ I have enjoyed operating a business in the West Broad Village area due to the close proximity to the residents and local businesses. ”

-Dr. Kevin Courtney, Juicebar



THE SPACE FOR YOUR IDEAS TO FLOURISH



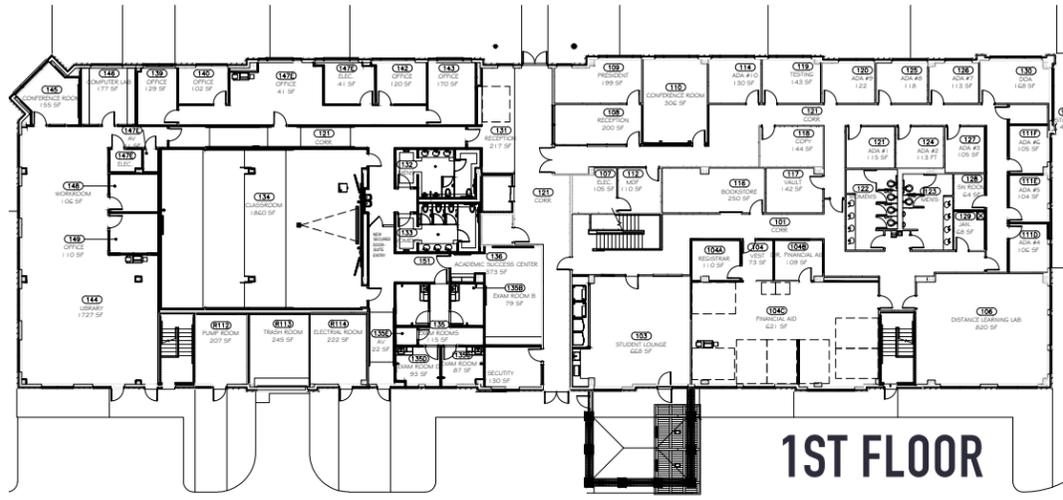
“ West Broad Village has created an environment that fosters tenant connections, community approach, and access to some of the best shopping in Richmond. ”

-Kris Koch, ACAC

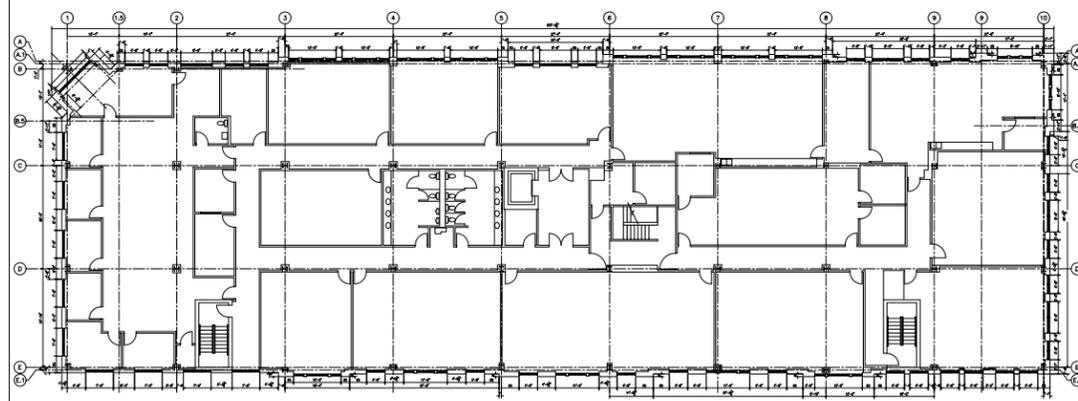
THE RIGHT FIT FOR YOU



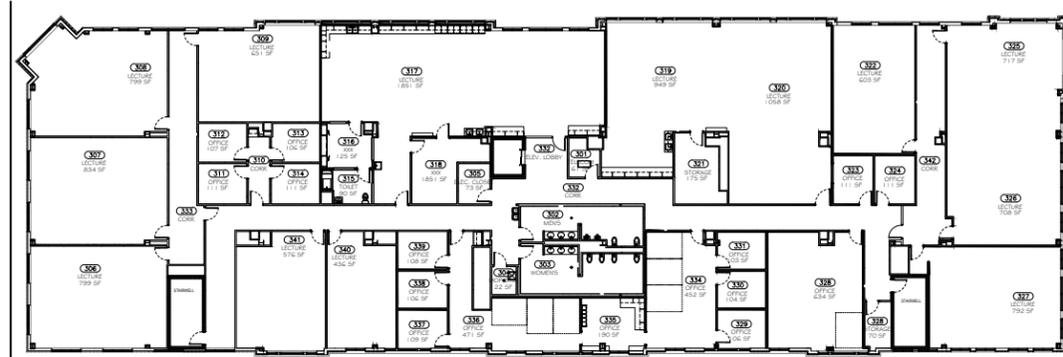
FLOOR PLANS
±60,000 RSF



1ST FLOOR



2ND FLOOR



3RD FLOOR

WITHIN 15-MINUTE DRIVETIME



Population
297,956



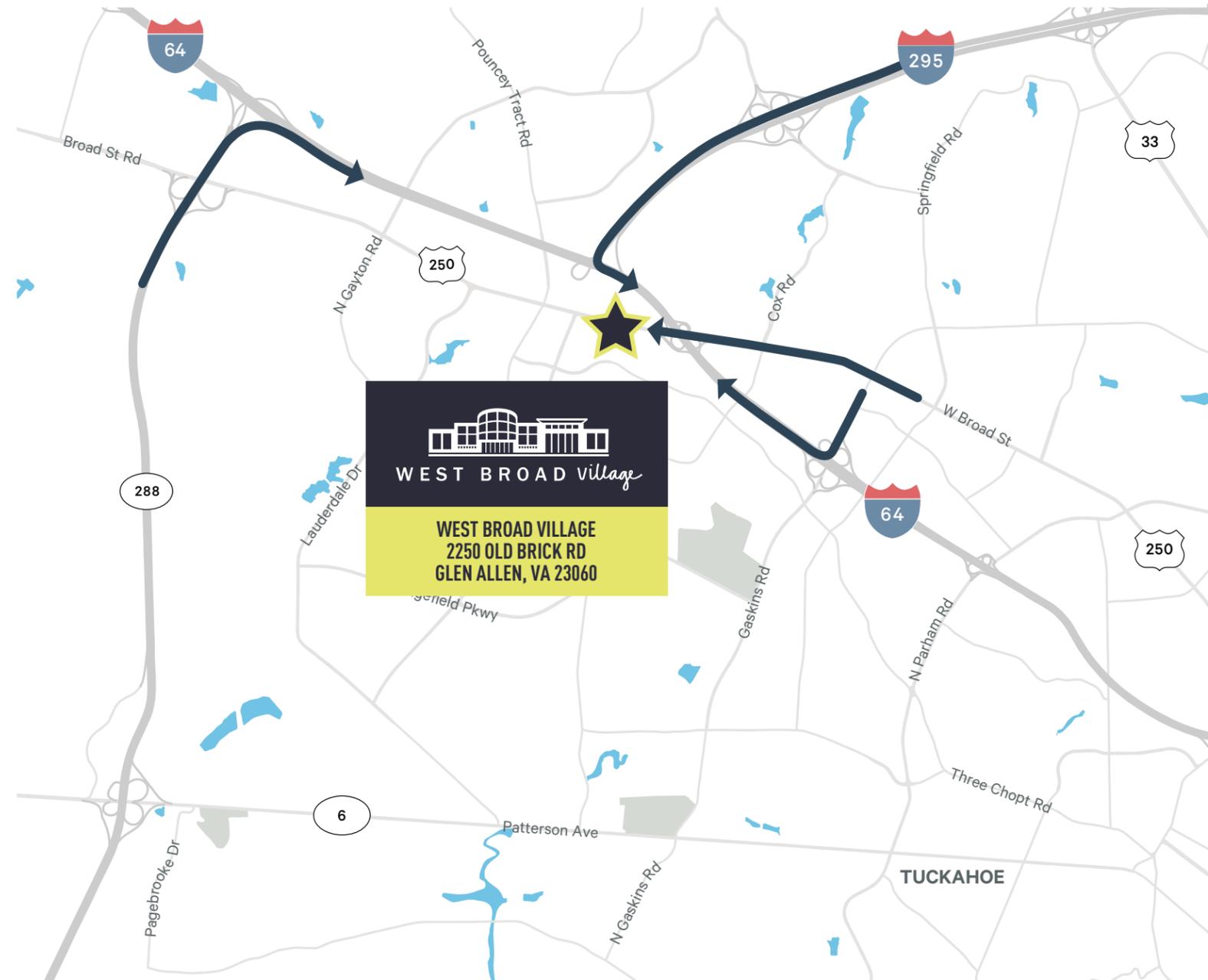
Housing Units
131,340



Higher Education
119,315



15 minutes to
Downtown RVA




WEST BROAD Village
WEST BROAD VILLAGE
2250 OLD BRICK RD
GLEN ALLEN, VA 23060

SUBMARKET AERIAL



West Broad Marketplace

- Wegmans
- Cabela's
- Michaels
- DULUTH TRADING CO.
- Burlington

ARHAUS
FURNISHING A BETTER WORLD

- The Container Store
- BARNES & NOBLE

LOWE'S

Walmart

Short Pump Town Center

- macy's
- Dillard's
- Apple
- Crate&Barrel
- J.CREW
- TEXAS de BRAZIL
- MAGGIANO'S LITTLE ITALY
- The Cheesecake Factory
- FIRE BIRDS

Brookhollow Shopping Center

- Target
- HOBBY LOBBY
- KOHL'S
- THE HOME DEPOT
- BEST BUY

mellow MUSHROOM

[solidcore]

The Corner at Short Pump

- Kroger
- Orangetheory FITNESS
- Academy
- Olive Garden
- Bassett

JOS. A. BANK

- FIRST WATCH
- Panera BREAD

Short Pump Crossing Shopping Center

- Staples
- HOMESENSE
- Publix
- Chick-fil-℥

TRADER JOE'S

- five BELOW
- petco
- ULTA BEAUTY
- LONGHORN STEAKHOUSE

West Broad Village

- WHOLE FOODS MARKET
- HomeGoods
- KREI COOP
- BONEFISH GRILL
- FOGO DE CHÃO BRAZILIAN STEAKHOUSE
- Chuy's
- WAVE SISTERS

Colonnades West

- Marshalls
- ROSS DRESS FOR LESS
- MEN'S WEARHOUSE

Michaels

DSW

COSTCO WHOLESALE

FOOD LION

Westpark Shopping Center

Publix



WEST BROAD *Village*

FOR MORE INFORMATION, PLEASE CONTACT:

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