



# 10073 BROOK ROAD

10073 BROOK RD | GLEN ALLEN, VIRGINIA 23059

## FEATURES

- **Approximately 1.38 AC with a 5,771 SF existing Restaurant for Sale**
- **Zoned B3-C**
- New development nearby: Virginia Center Commons Outparcel between Regal Cinemas and the Henrico County Sports Complex under construction. The sports complex is scheduled to be completed by September 2023
- Consist of 12 Basketball courts, 24 Volleyball courts, gymnastics competition and any sports on a hardwood floor; 3,500 fixed seats expandable to 4,500 seats for graduation and special events
- Also plans for two (2) hotels, and new housing at the former mall

|                           |  |               |               |
|---------------------------|--|---------------|---------------|
| <b>SPACE TYPE</b>         | Retail   |               |               |
| <b>AVAILABLE SPACE</b>    | 5,771 SF on 1.38 AC: Zoned B3-C                        |               |               |
| <b>ASKING PRICE</b>       | \$2,500,000 - CAP Rate 5.2%                            |               |               |
| <b>DEMOGRAPHICS</b>       | <b>1 Mile</b>  | <b>3 Mile</b> | <b>5 Mile</b> |
| <b>2022 Population</b>    | 5,166  | 38,511        | 108,084       |
| <b>Avg HH Income</b>      | \$97,047   | \$103,185     | \$93,729      |
| <b>Daytime Employment</b> | 6,826  | 20,964        | 54,333        |
| <b>Traffic Count</b>      | 31,212 VPD on Brook Rd<br>7,475 VPD on Jeb Stuart Pkwy |               |               |

\* Detailed demographics upon request



For more information contact **Brian Glass**

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# MAP / PARCEL

