

BROOK RUN SHOPPING CENTER

WHLR

WHEELER REAL ESTATE COMPANY
a subsidiary of Wheeler Real Estate Investment Trust

5700 Brook Road (Route 1)
Richmond, VA 23227

Size:
147,738 s.f.

Co-Tenants:

Gabe's
unbelievable!



CAREMORE

T-Mobile

H&R BLOCK

WELLS FARGO
MERCHANT'S
TIRE & AUTO CENTERS



Traffic Counts:
26,000 AADT on
Brook Road (Rte. 1)

98,000 AADT on
I-95

Additional Info:

Lakeside Landing, a new 126-unit residential development directly next door, has sold out.

Lakeside Landing 2, which will include an additional 45 townhomes, is under construction and is scheduled to deliver 2Q 2022.

Demographics*:

	1 Mile	3 Miles	5 Miles
Population	7,702	69,668	233,184
Households	3,739	30,956	98,931
Average Household Income	\$79,467	\$74,567	\$86,509

* Based on 2010 Census & 2021 Estimates



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Wheeler Real Estate Company, a subsidiary of WHLR REIT, is a full service commercial real estate firm which specializes in leasing and managing grocery anchored shopping centers in the Northeast, Mid-Atlantic, Southeast and Midwest regions. Our current portfolio includes almost 6 million square feet of gross leasable area and is comprised of nearly 800 tenants located in 11 states. This broad exposure regularly brings Wheeler Real Estate Company into contact with national, regional, and local tenants such as Walmart, Kroger, Publix, Harris Teeter, Food Lion, BI-LO, SHOP 'n SAVE, Big Lots, T.J. Maxx, Hobby Lobby, Starbucks, and Verizon.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice. Picture for illustrative purposes only as actual conditions may differ. The photo may have been altered to indicate how improvements may enhance the property.

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Suite	Tenants	S.F.
5620	CareMore	11,979
5642	Mr. Fix Cell Phone & Computer	1,615
5644	AVAILABLE - 11/1/22	4,815
5646	AVAILABLE - Restaurant Ready	1,215
5648	Darling Nails	1,200
5650	America's Best Wings	1,519
5652	5652 The Club	900
5656	T-Mobile	2,400
5660	Tops China	1,519
5662	Cary Vape	911
5664	Braids by Kiana	1,215
5670	AVAILABLE - Can be Demised	10,344
5680	H&R Block	1,628
5694	Regional Finance	1,629
5700	Gabe's - Coming Summer 2022	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
TOTAL CENTER SIZE		147,738

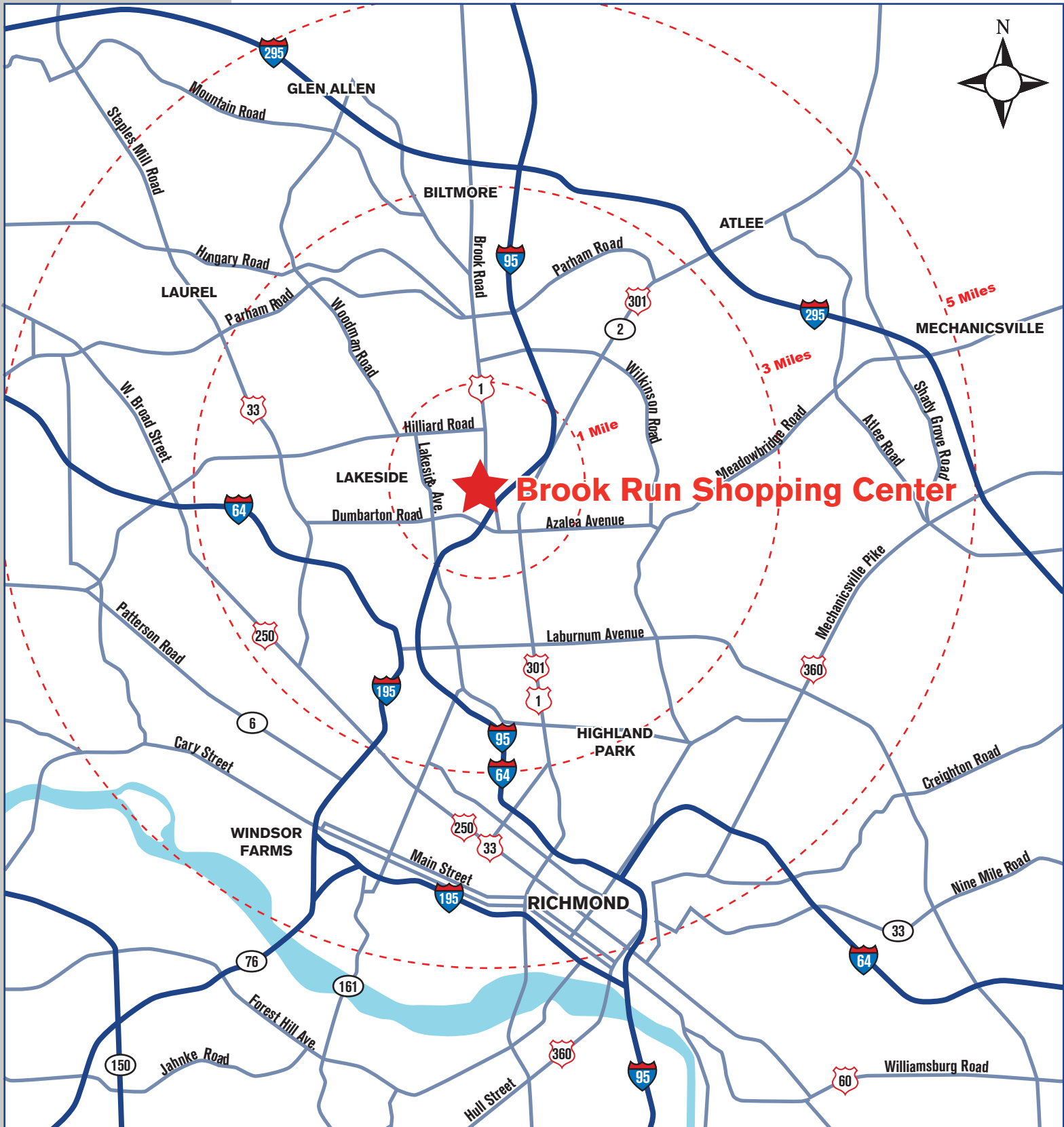


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Reynolds
Community
College

Parham Road

Villa Park Drive

Lakeside Avenue

Hilliard Road

Dumbarton Road

Lakeside Avenue

Brook Road

Brook Run Shopping Center



Atlantic at Brook Run
240-unit
Senior Living Facility

Lakeside Landing
84 Condominiums
42 Townhomes
Delivered 2019/2020
and is 100% Sold Out

Lakeside Landing 2
45 Townhomes
Construction Start 2Q 2021
Sales Start May 2021
Delivery 1Q 2022

Westminster-Canterbury
912-unit
Continuing Care/
Retirement Community

Proposed
Azalea Square
Development

Hungarybrook



Azalea Avenue

Brookhill Azalea S/C



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Based on 2010 Census & 2021 Estimates

1 Mile

3 Miles

5 Miles

Population	7,702	69,668	233,184
Households	3,739	30,956	98,931
Average Household Size	2.00	2.21	2.25

Median Age	46.4	41.0	36.4
Age: Under 5 years	4.7%	5.6%	5.0%
Age: 5 - 11 years	6.4%	7.7%	7.2%
Age: 12 - 17 years	5.0%	6.0%	5.7%
Age: 18 - 24 years	7.0%	8.4%	14.3%
Age: 25 - 34 years	13.0%	14.3%	15.7%
Age: 35 - 44 years	12.3%	12.9%	12.7%
Age: 45 - 54 years	11.2%	11.7%	11.0%
Age: 55 - 64 years	11.9%	12.7%	11.7%
Age: 65+ years	28.4%	20.6%	16.4%

Average Household Income	\$79,467	\$74,567	\$86,509
Median Household Income	\$49,363	\$52,127	\$57,378
HH Income \$35,000 - \$49,999	14.3%	14.6%	13.1%
HH Income \$50,000+	49.5%	52.4%	57.2%
HH Income \$75,000+	31.8%	33.1%	38.5%
HH Income \$100,000+	23.5%	22.9%	28.0%
HH Income \$150,000+	12.5%	10.5%	14.6%
HH Income \$200,000+	7.4%	5.1%	7.7%

White Collar/Blue Collar	59.3%/40.7%	65.3%/34.7%	70.3%/29.7%
Educational Attainment			
4+ Years of College	38.5%	37.6%	44.1%
<4 Years of College	26.3%	27.5%	25.8%

Ethnicity			
White	56.2%	44.4%	53.3%
African American	36.8%	44.2%	35.8%
Asian or Pacific Islander	1.7%	4.2%	4.9%
Hispanic Origin	4.7%	7.6%	6.1%

With a daytime population of 231,430 within 5 miles of Brook Run, 70.3% work in white-collar occupations compared to 61.8% of U.S. employment.

The educational attainment within 5 miles is also higher than the U.S. average, with 26.9% holding a bachelor's degree, compared to the U.S. average of 20.2%, and 17.2% having earned a masters/professional/doctorate degree, compared to 12.9%.

Atlantic at Brook Run
240-unit senior living facility
Delivered in 2009

Westminster-Canterbury Richmond
912-unit continuing care retirement community
In June, 2006 completed \$150-million,
700,000 square foot expansion
Caters to some of Richmond's most affluent citizens