

BROOKHILL AZALEA

5206-5246 CHAMBERLAYNE ROAD | RICHMOND, VA

RETAIL FOR LEASE | ANCHOR OPPORTUNITY & PAD SITE



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PROPERTY OVERVIEW

- 765 - 8,100 SF AVAILABLE
- 8,278 SF AVAILABLE FEBRUARY, 2025
- 162,000+ SF neighborhood retail center
- Convenient access from Route 301 or I-95 and Route 1
- Easy Access to all major highways

PAD FEATURES

- 0.59 ACRE PAD
- 2,544 SF BUILDING
- Drive-thru opportunity
- Anchor opportunity next to Food Lion
- Pad available as ground lease or build-to suit

TENANTS & NEARBY RETAILERS



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EXECUTIVE SUMMARY

Center Size	87,500 SF on 14.75 acres
Anchors	Food Lion
Signage	Storefront & monument signage available

NEARBY FUTURE DEVELOPMENT

Helios Apartments
186 apartment units
Anticipated delivery Mid-late 2025

Crossings at Mulberry
150 townhomes
Unknown delivery date



TRAFFIC COUNTS

20,000 VPD - Brook Road (Route 1)
15,000 VPD - Chamberlayne Road
15,000 VPD - Azalea Avenue

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,950	72,109	234,647
Households	3,903	33,396	104,570
Avg. Household Income	\$89,750	\$86,128	\$96,987
Daytime Population	8,069	84,129	335,170



BROOKHILL AZALEA CENTER PLAN

UNIT	TENANT
1	Food Lion
2	AVAILABLE - 2,020 SF
3	Best Wireless
4	Boost Mobile
5	Lokman's Best Wings
6	Lizzy's African Cuisine
7	AVAILABLE - 1,600 SF
8	Flying Dragon
9-10	AVAILABLE - 3,200 SF
11	Jackson Hewitt

UNIT	TENANT
12-13	Adventure Dental
16	Redefine Beauty School
18	Wash House
19-21	Oak Health
22	AVAILABLE - 3,880 SF
23-25	First Access Day Support
26-27	Dollar General
28	AVAILABLE - 4,050 SF
29-36	AVAILABLE (2/2025) - 8,278 SF
37	AVAILABLE - 3,175 SF
38	AVAILABLE - 8,100 SF

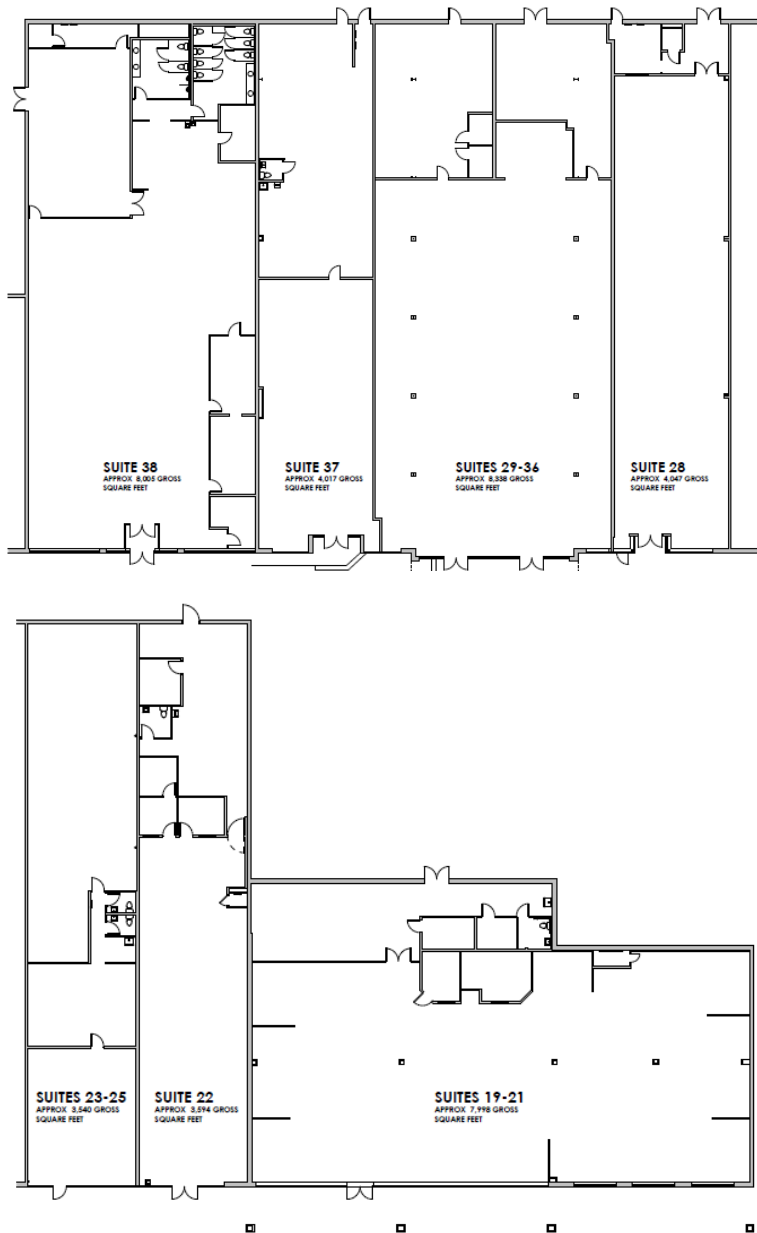
UNIT	TENANT
39	Metro PCS
39B	AVAILABLE - 1,093 SF
40	Brookhill Tobacco and Vape
41	Citi Trends
43A	AVAILABLE - 765 SF
43	AVAILABLE - 960 SF
44	Subway
45-46	Rainbow Shops
47	Peruvian Charcoal Chicken & Grill
OP 1	AVAILABLE - 2,544 SF
OP 2	KFC



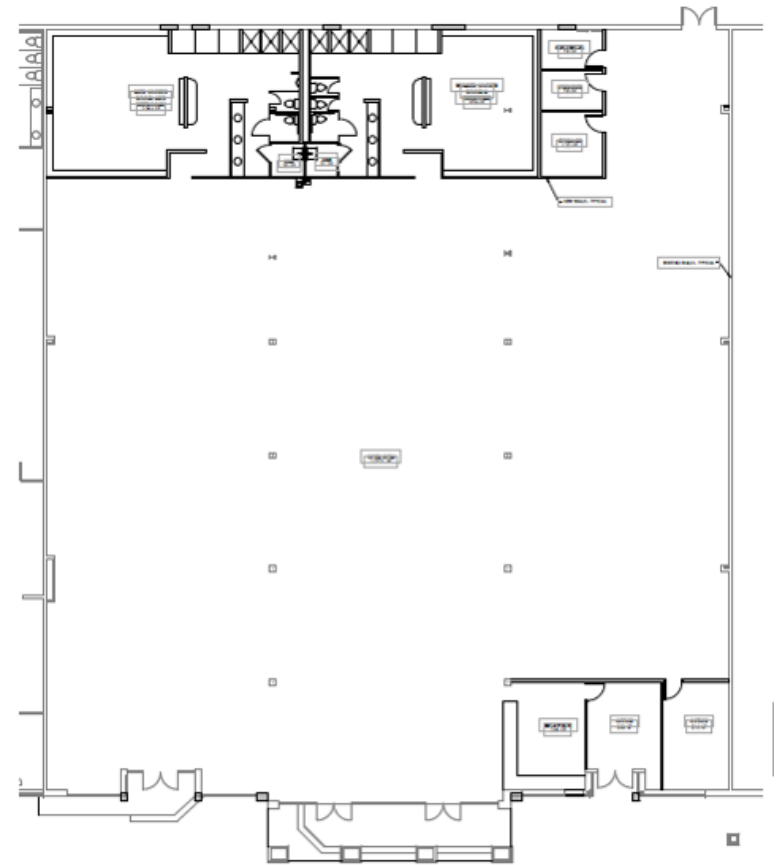
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SPACE PLANS

Current Layout of Available Space



Potential Layout for Units 28-37





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