



Colliers

7507 - 7507A W Broad St, Henrico, VA 23294

Longstanding NTB Automotive Repair Facility For Lease - Available After 25 Years

6,522 SF Free Standing Building with an additional 1,800 SF Rear Building

- Excellent visibility from W. Broad St.
- Pylon sign fronting W. Broad St.
- Three access points via W. Broad St. and Skeet St.
- Median break on W. Broad St. at Skeet St.
- Located on 0.68 AC
- 22 parking spaces
- B-3 zoning
- 12 automotive bays, expandable to 14
- 12'+ ceiling height in auto shop
- Upcoming property improvements include new A/C in 6,522 SF building and partial paving; dates to be determined
- 11' height to drop ceiling and 10' x 8' roll up door in rear building
- Each building is separately metered for utilities
- Rear building ideal for detailing, painting, etc. New roof & separate drive-in door.
- 33,000 ADT on W. Broad St. and 111,000 ADT on I-64

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7507 - 7507A W Broad St



Demographics



2024 population

11,435

(1 miles)

97,440

(3 miles)

225,125

(5 miles)

Daytime population

22,007

(1 miles)

123,928

(3 miles)

262,627

(5 miles)



2024 Average Household Income

\$81,028

(1 miles)

\$106,634

(3 miles)

\$129,489

(5 miles)

Number of Households

4,645

(1 miles)

41,607

(3 miles)

96,335

(5 miles)

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