

Creative Office Space For Lease

West Broad Village
Richmond, VA

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For Lease | West Broad Village | 2225 Old Brick Rd. | Richmond, VA | 23060

Planned 34
Acre Mixed-Use
Development



OFFERING SUMMARY

Building Size	19,496 SF
Traffic Counts	70,000 VPD on West Broad St. 72,000 VPD on Interstate 64
Parking	8 Per 1,000 SF

AVAILABLE SPACES

Suite 108	2,027 SF
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PROPERTY OVERVIEW

Located in the Short Pump market, West Broad Village is composed of 350,000 SF retail, 100,000 SF office, 339 apartments, 492 townhomes and a 135 room hotel.

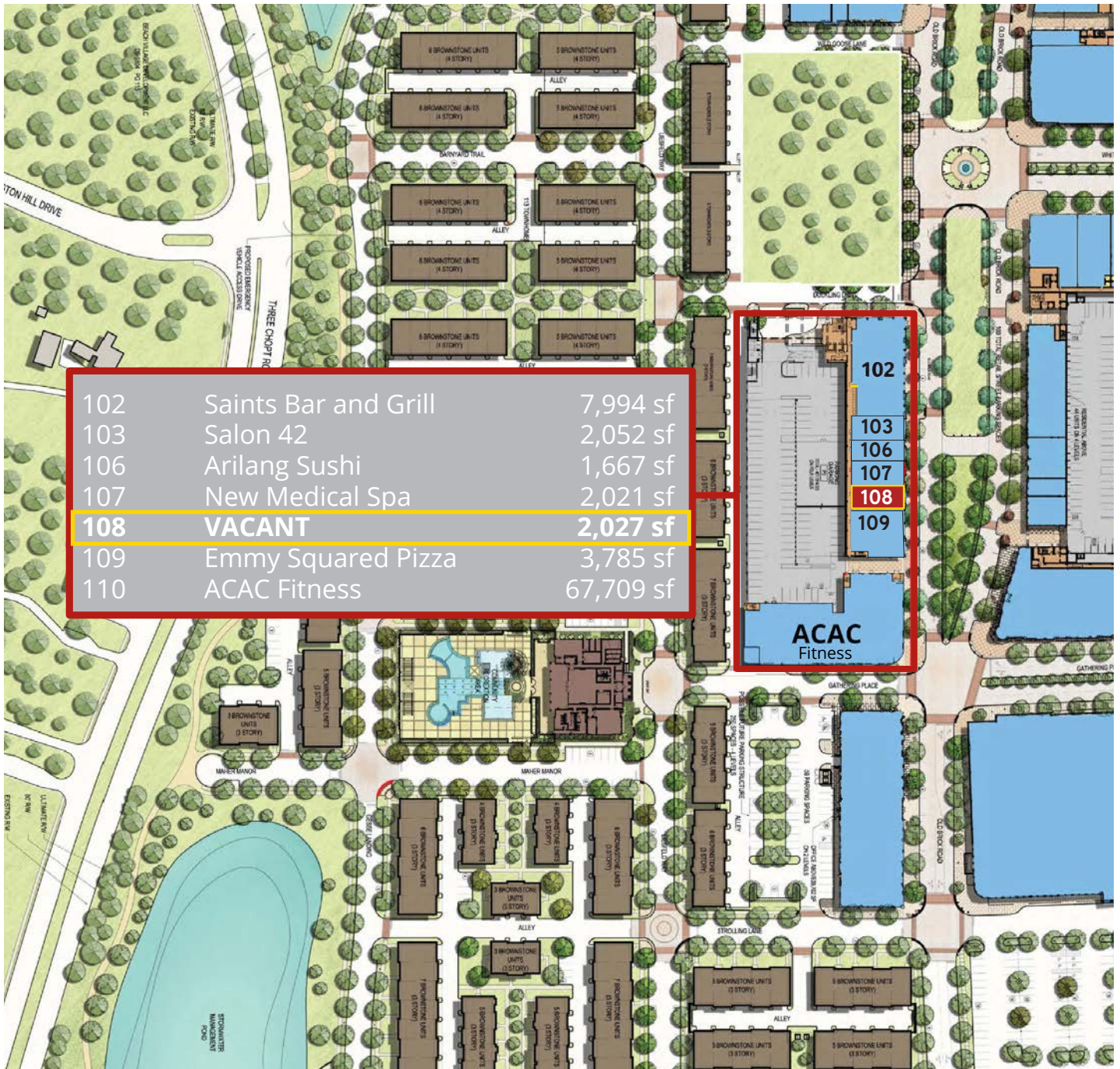
PROPERTY HIGHLIGHTS

- Second generation retail space - 2,027 SF
- South University is home to more than 700 students and 100 faculty
- 135-room Aloft Hotel on site
- Anchor tenants include Whole Foods, REI, HomeGoods and Golf Galaxy.
- Other tenants include Diamonds Direct, Chuys, Gather, Bonefish Grill, Fogo de Chão, South University and many more
- Excellent ingress & egress from W. Broad Street

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Household	2,785	27,941	63,677
Total Population	7,431	70,340	157,842
Average HH Income	\$109,496	\$105,173	\$97,890

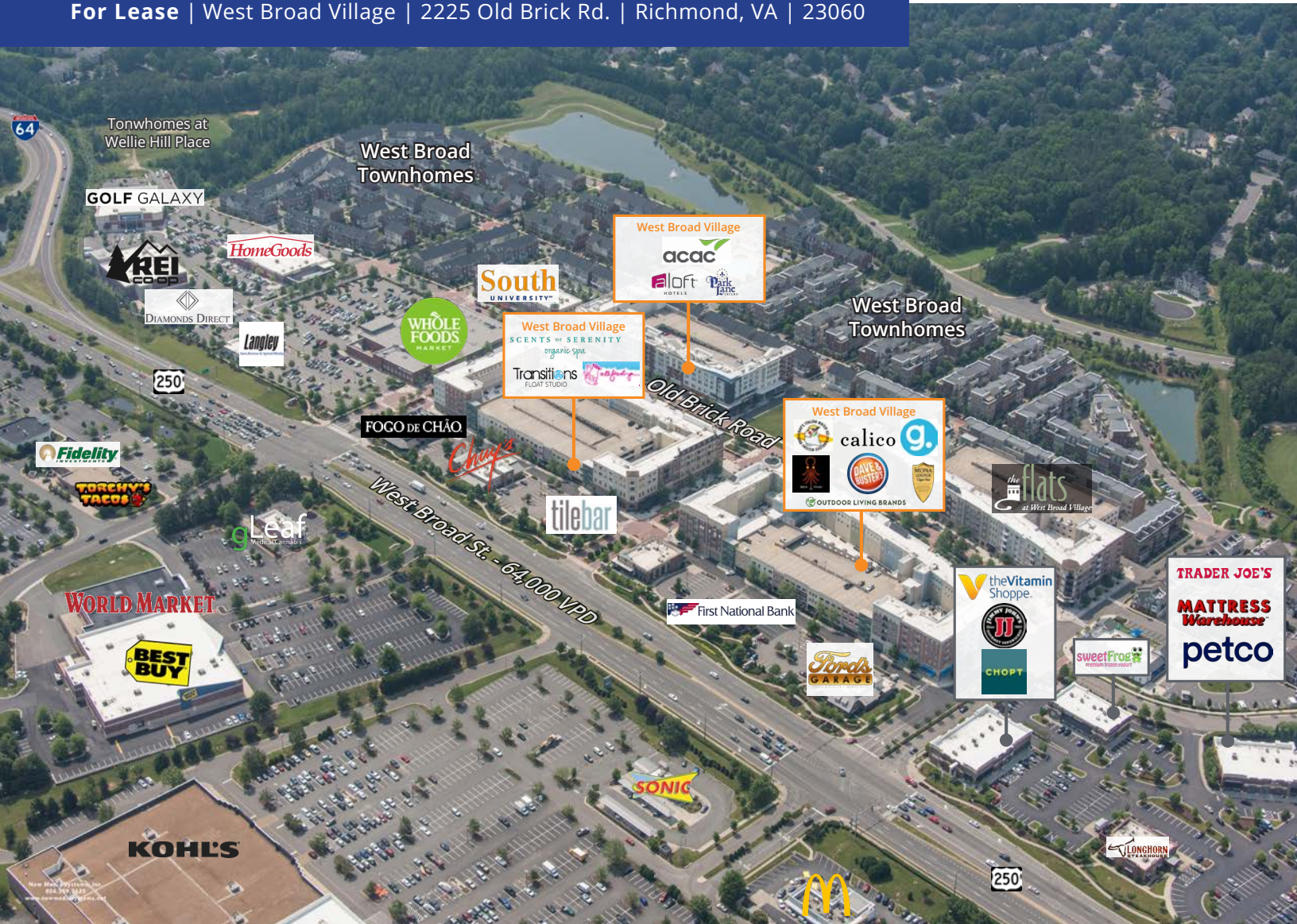
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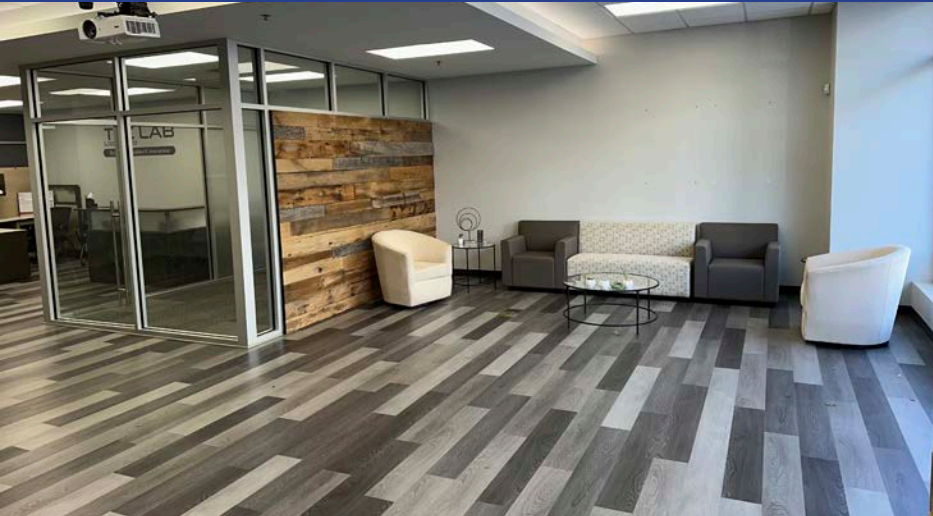
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