

# 7601 W. BROAD STREET

Richmond, VA 23294

RETAIL FOR LEASE | 2,895 SF AVAILABLE



**BRUCE BIGGER**  
Senior Vice President  
804 697 3436  
bruce.bigger@thalhimer.com

**ALEX WOTRING**  
Senior Vice President  
804 344 7163  
alex.wotring@thalhimer.com

Thalhimer Center  
11100 West Broad Street  
Glen Allen, VA 23060  
thalhimer.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



# 7601 W. BROAD STREET

Richmond, VA 23294

## PROPERTY OVERVIEW

### Property Features

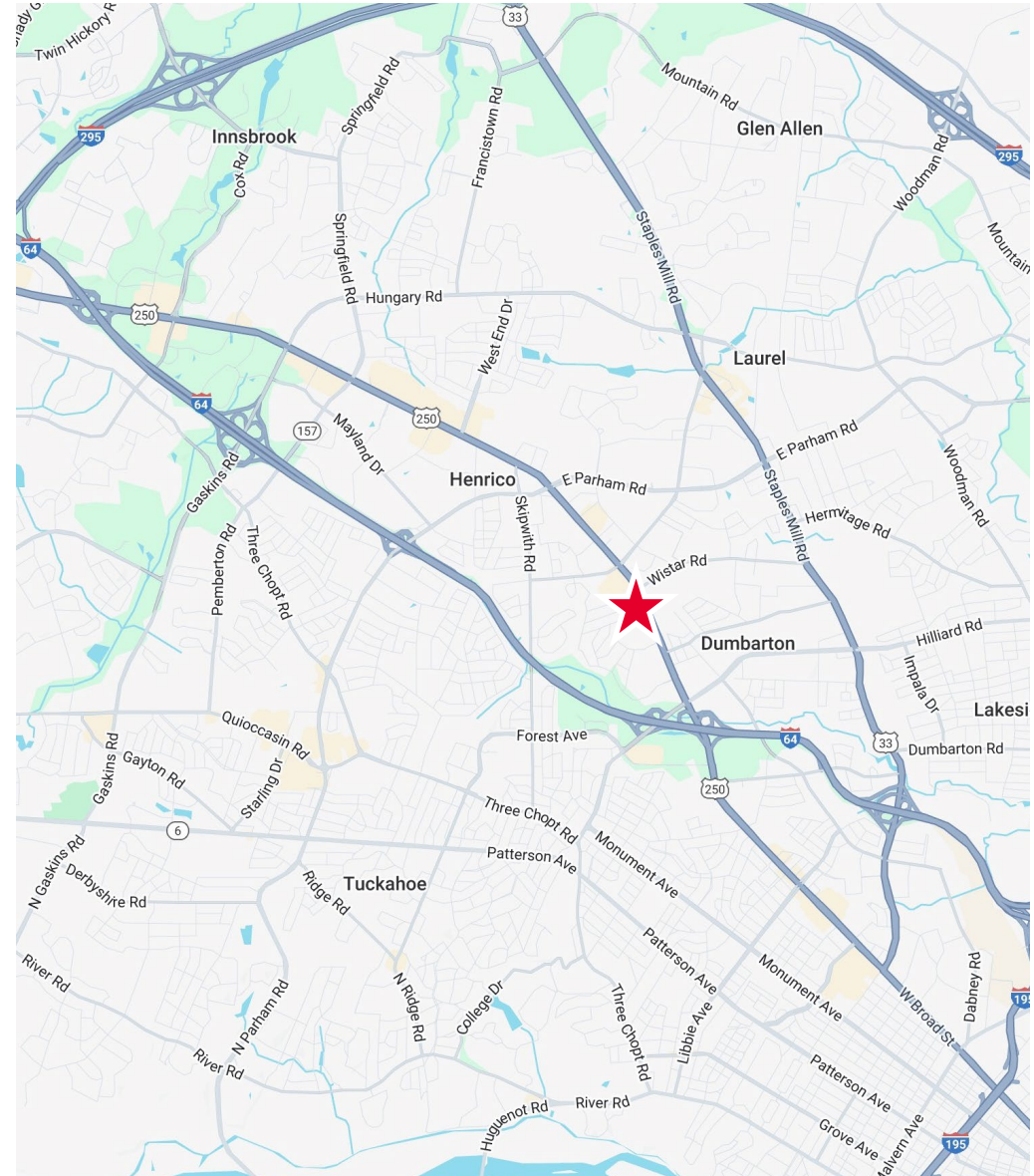
- 2,895 SF AVAILABLE
- Prime visibility on W. Broad Street
- Well-positioned location just west of I-64 /Broad/Glenside Interchange
- Excellent day time population
- Asking Rate - \$16.00 PSF NNN

### JOIN NEARBY RETAILS



### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	12,462	98,498	227,598
No. of Households	5,153	42,143	97,474
Avg. HH Income	\$86,644	\$110,419	\$134,476
Daytime Population	21,835	124,925	265,200





Richmond, VA 23294

The map displays a dense urban area with a mix of commercial and residential developments. Key locations include:

- 7601 W Broad St** (marked with a red star)
- Westland Shopping Center**
- Fountain Square**
- Old Town Shopping Center**
- Merchants Walk**
- Carriage Hill Apartments** (664 units)
- Staples Mill Townhomes** (437 units)
- Staples Mill Road**
- Hilliard Road**
- Glenside Drive**
- Shoppes at Reynolds Crossing**
- Glen Forest Office Park**
- Hermitage High School**
- Henrico Doctors' Hospital**

Logos for various businesses and institutions are scattered across the map, including:

- Walmart, Meze, Orange Theory, Saladworks, Altria, Henrico Doctors' Hospital, Staples Mill Townhomes, Carriage Hill Apartments, Merchants Walk, Fountain Square, Old Town Shopping Center, Westland Shopping Center, Hermitage High School, Wawa, Lumber, Hardees, Public Storage, Dollar Tree, Jo-Ann, Cici's, Wendy's, Wing Zone, Whisk, CVS pharmacy, PFG, McDonald's, Raytheon, Family Advanced, UPS, Verizon, VABC, Subway, O'Reilly, Wendy's, Truist, Exxon 7, Dash In, Burlington OfficeMax, and many others.

