Deep Run Centre I & II

Gaskins Road & West Broad Street | Henrico, VA

FOR LEASE

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BUILDING SPECIFICATIONS

- 4,370 SF - 6,715 SF of office/warehouse space available in Deep Run Centre II

- Located on the W. Broad corridor with dedicated turn lane off of W. Broad Street

- Large, illuminated monument sign on W. Broad Street

- Signalized intersection with 45,000 average daily traffic count

- Conveniently located 1 mile from I-64/Gaskins interchange
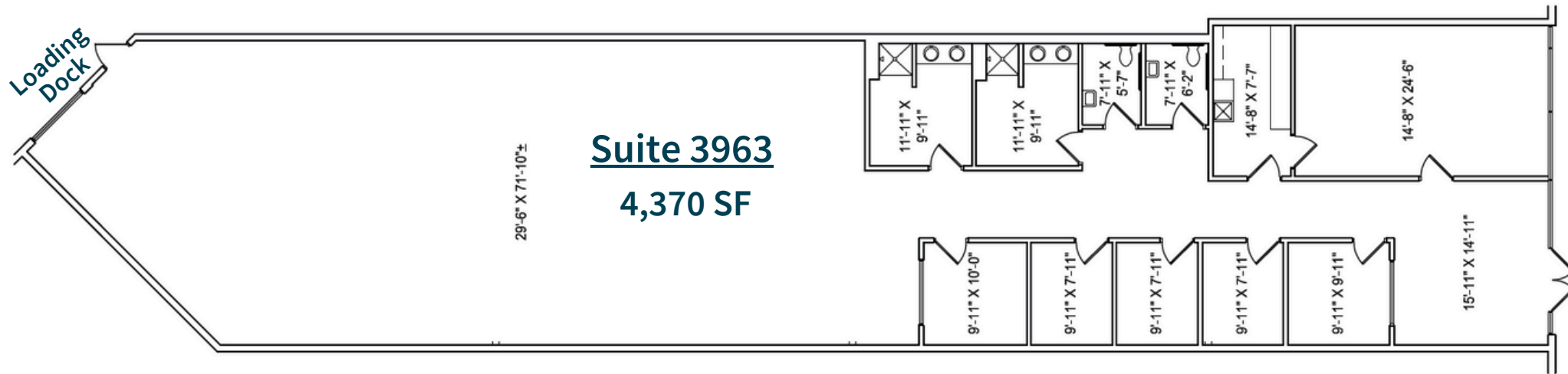
- Dock loading

- New ownership and management
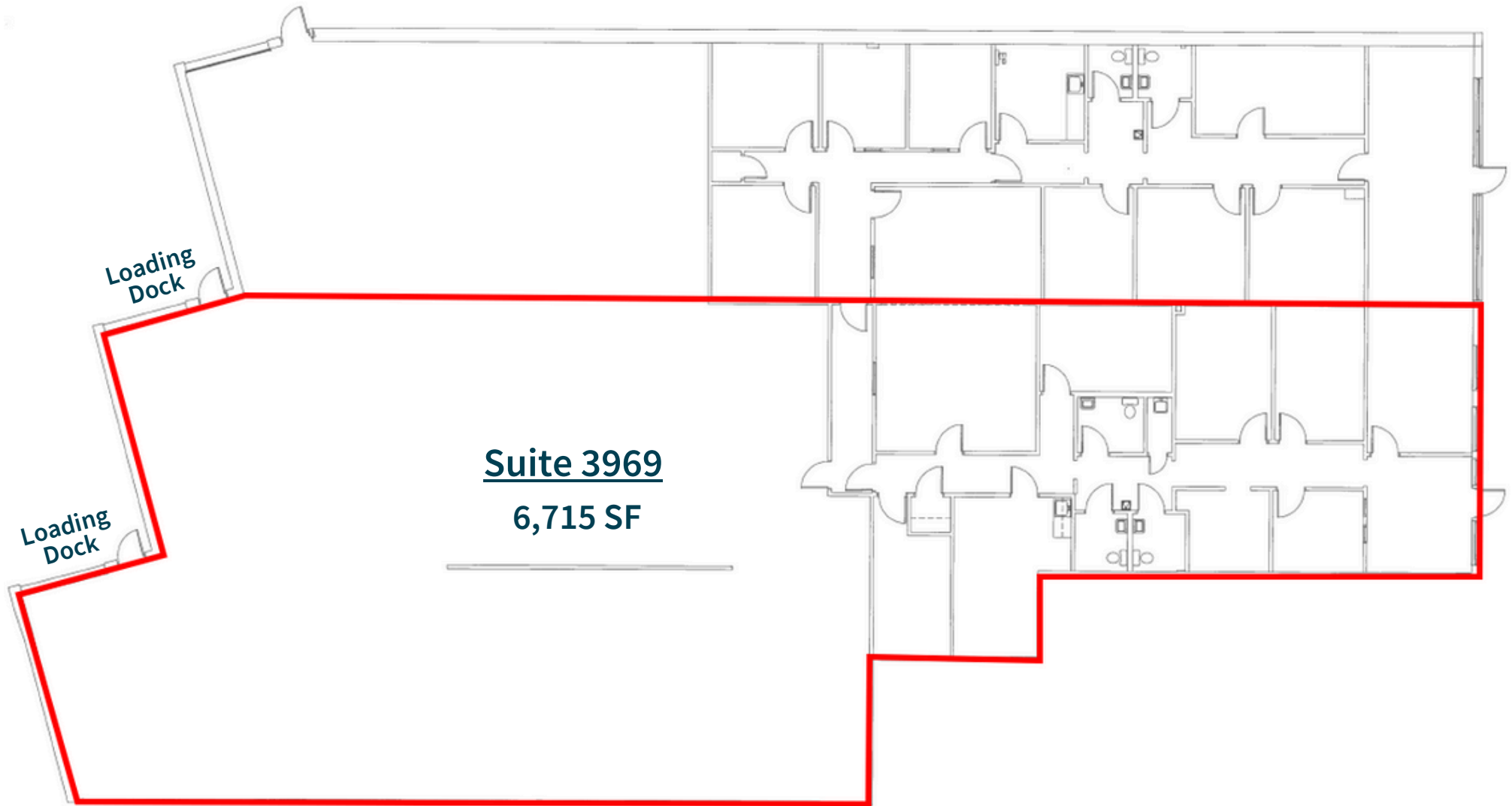
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SITE PLAN

Arthur Murray Dance Centers

NextDAY Cabinets

Suite 3989

Suite 3995

CAPEL RUGS

Cobbin & Colt
Suite 3991

Broad Street

cingular raising the bar
Suite 3955

PHOENIX FITNESS & MARTIAL ARTS
Suite 3959 & 3957

ROANOKE ENGINEERING
Suite 3961

Suite 3963 — AVAILABLE 4,370 SF

Suite 3965

Renew Home Furnishings

EXACTA

AVAILABLE SUITE 3969 6,715 SF

Suite 3979
NORMAN WINDOW FASHIONS

SECURITY SPECIALISTS

Deep Rock Road

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FLOOR PLAN

Loading Dock

Suite 3963
4,370 SF

29'-6" X 71'-10"±

11'-11" X 9'-11"

11'-11" X 9'-11"

7'-11" X 5'-7"

7'-11" X 6'-2"

14'-8" X 7'-7"

14'-8" X 24'-6"

9'-11" X 10'-0"

9'-11" X 7'-11"

9'-11" X 7'-11"

9'-11" X 7'-11"

9'-11" X 9'-11"

15'-11" X 14'-11"

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Loading Dock

Loading Dock

Suite 3969

6,715 SF

LOCATION OVERVIEW

TRAFFIC COUNTS
W. Broad St & Deep Rock Rd: 45,081 VPD
Gaskins Rd & W. Broad St: 42,766 VPD

SHORT PUMP TOWN CENTER

INNSBROOK OFFICE PARK

WEST BROAD VILLAGE

W. Broad Street

Gaskins Road

Population	1 mile	3 miles	5 miles
2022	11,045	92,621	202,803
Growth: 2010 - 2022	6.41%	8.45%	9.73%
Median HH income	$74,858	$80,084	$84,888

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