

**CONTACT US****Peter Vick**

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Colliers

2221 Edward Holland Dr
Suite 600 | Richmond, VA
P: +1 804 320 5500

RETAIL AVAILABLE FOR LEASE

8131 & 8137 Brook Rd., Richmond, VA 23227

1,777 SF of Retail Available For Lease

- Current Gamestop space - 1,777 SF, available 2/1/26
- Good visibility with signalized access from Brook Rd. and E Parham Rd.
- Strategically located east of I-95 and west of Brook Rd.
- Strong traffic counts - 96,000 VPD on I-95, 24,000 VDT on Brook Rd., and 34,000 VPD on E Parham Rd
- Nearby retailers include Walmart, Lowe's, Planet Fitness and Starbucks

8131 & 8137 Brook Rd



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RED WING SHOES
sweetFrog Premium frozen yogurt
Carytown TOBACCO
JACKSON HEWITT TAX SERVICE
ABC FIREHOUSE SUBS
POPEYES LOUISIANA KITCHEN
BIG LOTS!

Bank of America

E Parham Rd - 34,000 ADT

DUNKIN' DONUTS
AMERICA RUNS ON DUNKIN'

THE DUMP
lux factory outlet

Brook Rd - 24,000 ADT

BURGER KING
LOWE'S
Where Restaurants Shop
RESTAURANT SPOT
Walmart Supercenter
Starbucks

DOLLAR TREE
SUBWAY
boost mobile
FOOD LION
McDonald's

Chamberlayne Farms
DOLLAR GENERAL

America's Best WINGS
CRUNCH
H&R BLOCK
Gabe's

Brookhill Azalea SC
FOOD LION
CITITRENDS
DOLLAR GENERAL
KFC
DOLLAR TREE

7 ELEVEN

TACO BELL
Arby's
Bojangles

Lakeside Ave

95

301

95

301

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