



WEST BROAD Village

WHERE FOCUS, CONVENIENCE, AND FUN COME TOGETHER



FOR SALE | $\pm 60,000$ RSF
OWNERSHIP OFFERING 80% SELLER FINANCING



2151 OLD BRICK RD

ALL WITHIN REACH

JOHN ROLFE PKWY

TRADER JOE'S



CHOP









WEST BROAD Village



OLD BRICK RD



PROPERTY AMENITIES

-  Building signage visible from I-64
-  +/- 60,000 RSF
-  Walking distance to West Broad retail amenities
-  Mix of open and closed offices
-  13 ft ceilings
-  Covered parking

SOUTH UNIVERSITY

This **±60,000 SF building** is surrounded by the convenient 400,422 SF of retail and 339 luxury apartments, 454 townhomes, and the Aloft hotel at West Broad Village. Enjoy conveniences such as Whole Foods Market, coworking spaces, shopping, and entertainment. The Richmond area's premier mixed-use destination, West Broad Village, offers convenient access from I-64 and I-295 for an easy commute to work and your favorite amenities.



THE SPACE FOR YOUR



“ I have enjoyed operating a business in the West Broad Village area due to the close proximity to the residents and local businesses. ”

-Dr. Kevin Courtney, Juicebar



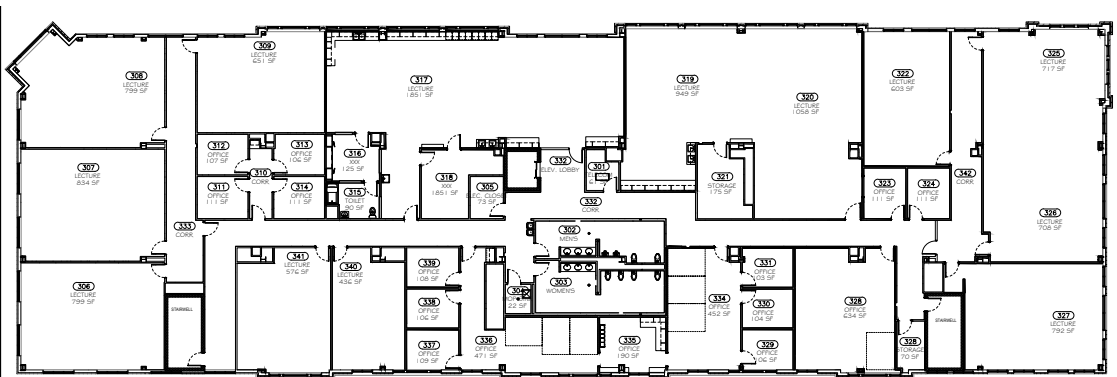
IDEAS TO FLOURISH



“ West Broad Village has created an environment that fosters tenant connections, community approach, and access to some of the best shopping in Richmond. ”

-Kris Koch, ACAC

FLOOR PLANS
±60,000 RSF



WITHIN 15-MINUTE DRIVETIME



Population
297,956



Housing Units
131,340



Higher Education
119,315



15 minutes to
Downtown RVA



SUBMARKET AERIAL

West Broad Marketplace

Wegmans **Cabela's**
Michaels **DULUTH TRADING CO.**
Burlington

ARHAUS
FURNISHING A BETTER WORLD

The Container Store

BARNES & NOBLE

LOWE'S

Walmart

Short Pump Town Center

★ **macy's** **Dillard's** 
Crate&Barrel **J.CREW**
TEXAS de BRAZIL **MAGGIANO'S**
CHURRASCO STEAKHOUSE LITTLE ITALY
The Cheesecake Factory 

mellow MUSHROOM

[solidcore]

The Corner at Short Pump

Kroger **Orangetheory FITNESS**
Academy SPORTS+OUTDOORS **Olive Garden** **Bassett**
ITALIAN KITCHEN

JOS. A. BANK **FIRST WATCH**
THE DAYTIME CAFE
Panera BREAD

Short Pump Crossing Shopping Center

 **Staples** **HOMESENSE**
Publix **Chick-fil-A**

TRADER JOE'S
five BELOW **petco**

ULTA BEAUTY

LONGHORN STEAKHOUSE


FOOD LION

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ollow Shopping Center

HOBBY LOBBY
Super Savings, Super Selection!™

KOHL'S

THE HOME DEPOT

BEST BUY

est Broad Village

HomeGoods

REI co-op

BONEFISH GRILL

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

Chuy's

Colonnades West

Marshalls

ROSS
DRESS FOR LESS

MEN'S WEARHOUSE

Michaels
MAKE CREATIVITY HAPPEN

DSW
DESIGNER SHOE WAREHOUSE

COSTCO
WHOLESALE

Westpark Shopping Center

Publix



WEST BROAD *village*

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