

FOR LEASE

**12159 W Broad Street
Henrico, VA 23233**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



CONCEPTUAL RENDERING

New Construction Medical Office Space at GreenGate!



GreenGate Medical

- Suites available starting at 2,500± SF up to 8,000± SF
- Set to break ground in March 2027
- Building signage available
- Located in Richmond's newest high end mixed-use development
- Nearby amenities include Starbucks, The Daily, Mellow Mushroom, Red Salt, Purify, Solidcore, Restore Hyper Wellness and many more!!
- Lease rate: Contact Agents for Details

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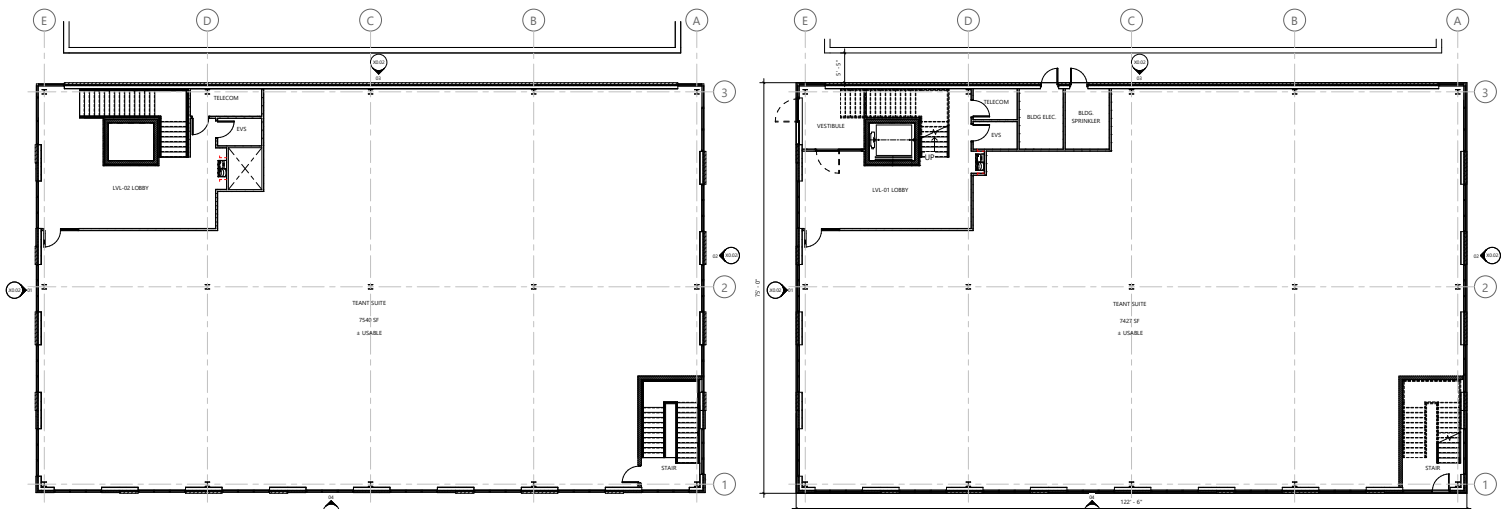
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Conceptual Plan

Suites starting at 2,500 SF up to 8,000 SF



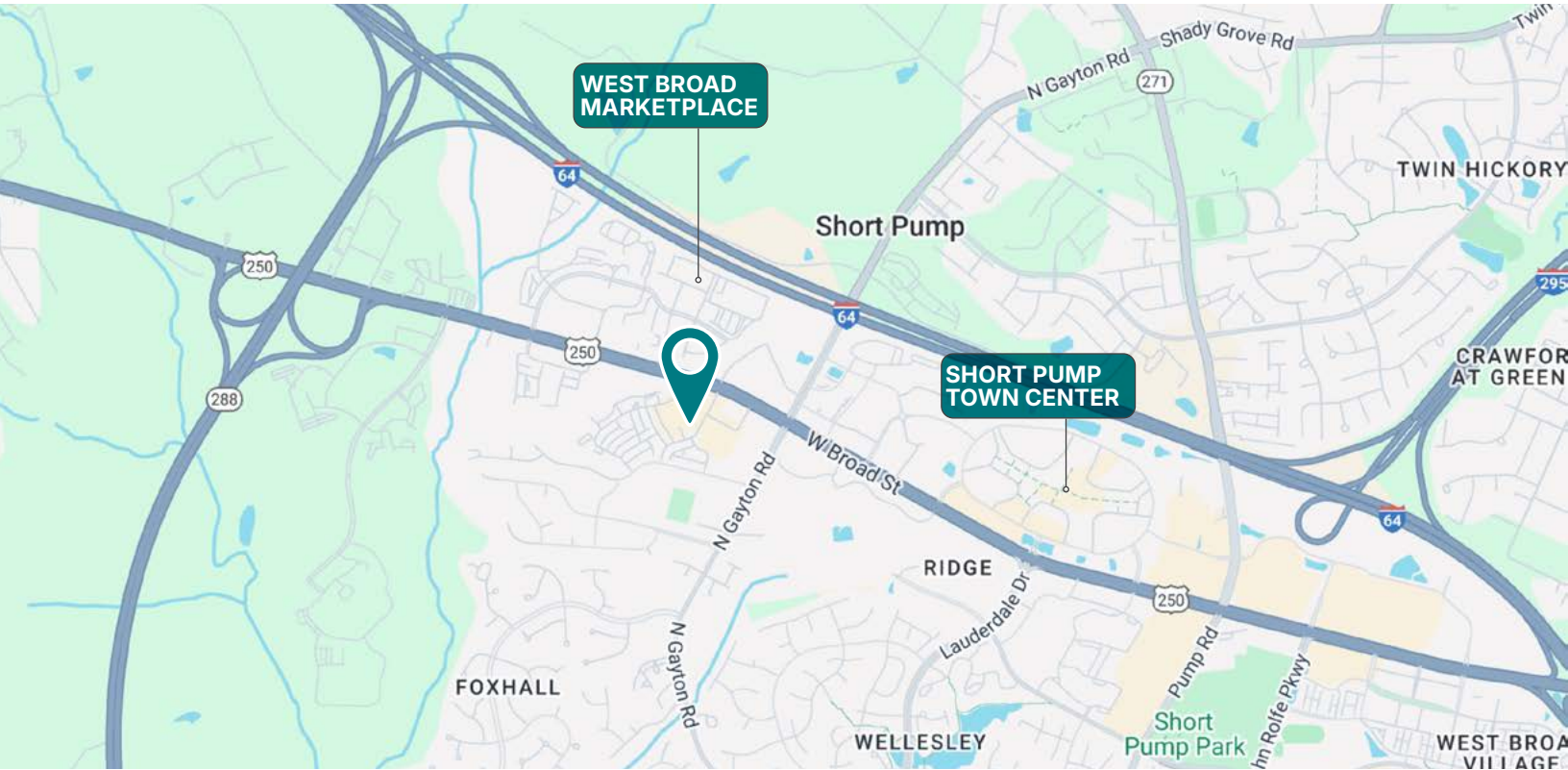
A Vibrant Community with Retail at Your Doorstep!



Market Overview

Greengate Snapshot

GreenGate is Short Pump's award-winning live-work-play community—designed for everyday connection. Tree-lined streets, local dining, and daily conveniences are just a stroll away. With modern residences, a thriving retail lineup, and medical services on site, GreenGate brings neighbors together and puts life's best within walking distance.



TRAFFIC COUNTS	
W Broad Street	34,000 VPD
I-64	53,000 VPD
Gayton Road	10,000 VPD
Rt 288	56,000 VPD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	9,473	57,436	119,210
Average HH Income	\$152,720	\$133,884	\$113,555
Daytime Employees	6,608	25,328	58,861