



Available For Sublease

Robby Brownfield

Senior Vice President
+1 804 267 7227
robby.brownfield@colliers.com

Rob Black

Senior Vice President
+1 804 267 7203
rob.black@colliers.com

2221 Edward Holland Dr
Suite 600 | Richmond, VA
P: +1 804 320 5500
colliers.com/richmond

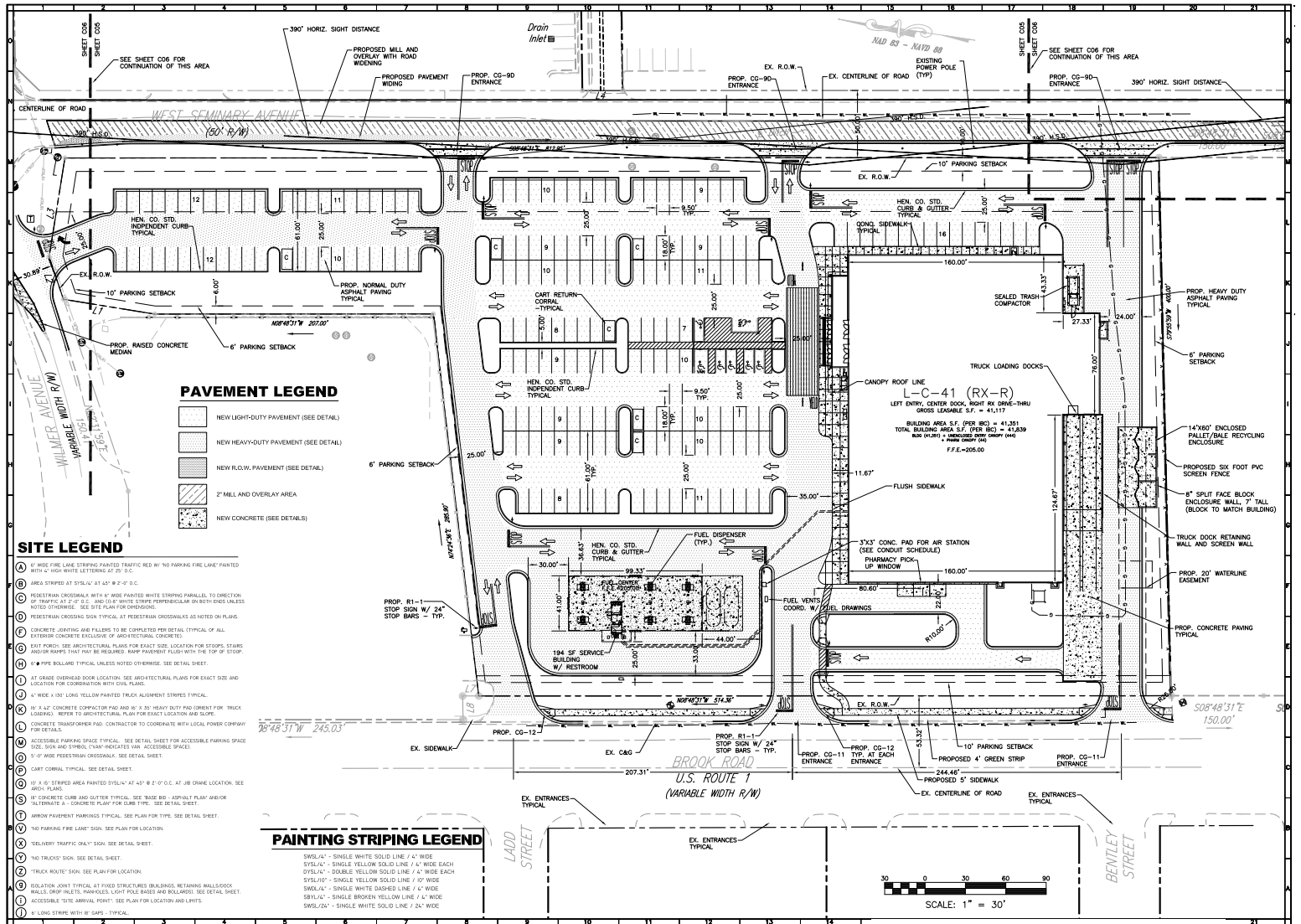
5221 Brook Rd., Richmond, VA

Former Walmart Neighborhood Market

- 41,117 SF freestanding building located on 6.24 acres
- Easily accessible to I-95 and the 118,000 VPD that travel on it
- Excellent northside location that serves the neighborhoods of Ginter Park, Lakeside and Westminster Canterbury
- Fueling station will be removed
- B-3 Zoning
- Outstanding visibility
- Multiple points of ingress/egress
- No grocery restriction



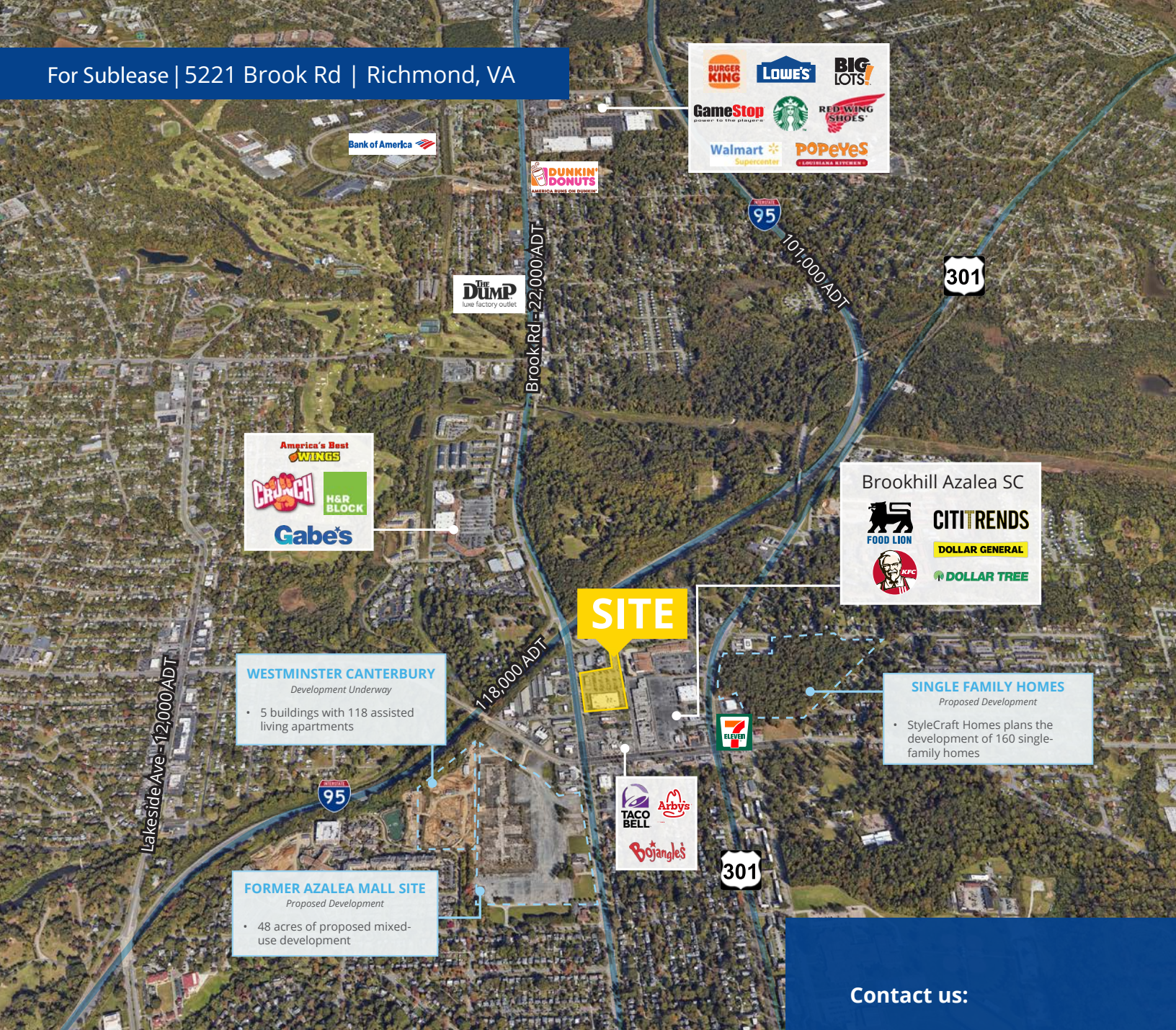
Accelerating success.



19 MVI-ctd.rvt\CVL\dwg\C1400159 BASE.dwg, 6/20/2024 2:52:36 PM 11



For Sublease | 5221 Brook Rd | Richmond, VA



Demographics



2024 population

8,810
(1 miles)

73,937
(3 miles)

238,752
(5 miles)

Daytime population

8,433
(1 miles)

87,883
(3 miles)

334,939
(5 miles)



2024 Average Household Income

\$94,541
(1 miles)

\$93,981
(3 miles)

\$103,662
(5 miles)

Contact us:

Robby Brownfield

Senior Vice President

+1 804 267 7227

robby.brownfield@colliers.com

Rob Black

Senior Vice President

+1 804 267 7203

rob.black@colliers.com

Colliers

2221 Edward Holland Dr

Suite 600 | Richmond, VA

P: +1 804 320 5500