

Brook Road & E. Parham Road | Richmond, VA 23227 (Henrico County)

For Lease | Retail | Up to 13,006 SF Available



Join Shadow Anchors - Walmart Supercenter, Lowe's Home Improvement & Restaurant Depot
As Owner/Agent:

Connie Jordan Nielsen | connie.nielsen@thalhimer.com | 804 697 3569

Alicia Brown | alicia.brown@thalhimer.com | 804 697 3483

Nicki Jassy | nicki.jassy@thalhimer.com | 804 697 3433

**JR ANCHOR
SPACE
AVAILABLE**

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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PARHAM ONE

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PROPERTY OVERVIEW

- 13,006 SF JR ANCHOR POSITION AVAILABLE
- Adjacent to Interstate 95
- 2.5 miles from GreenCity Development
- Excellent visibility/access from two major roads
- Pylon signage available
- Over 1 million SF of office within 3 miles



54,000 VPD
AT INTERSECTION

HIGHLIGHTS - 3 MILES



55,690
POPULATION



\$93,109
AVERAGE
INCOME



57,941
DAYTIME
POPULATION



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,444	55,690	170,431
Avg. Household Income	\$82,445	\$93,109	\$102,601
Daytime Population	7,947	57,941	196,851

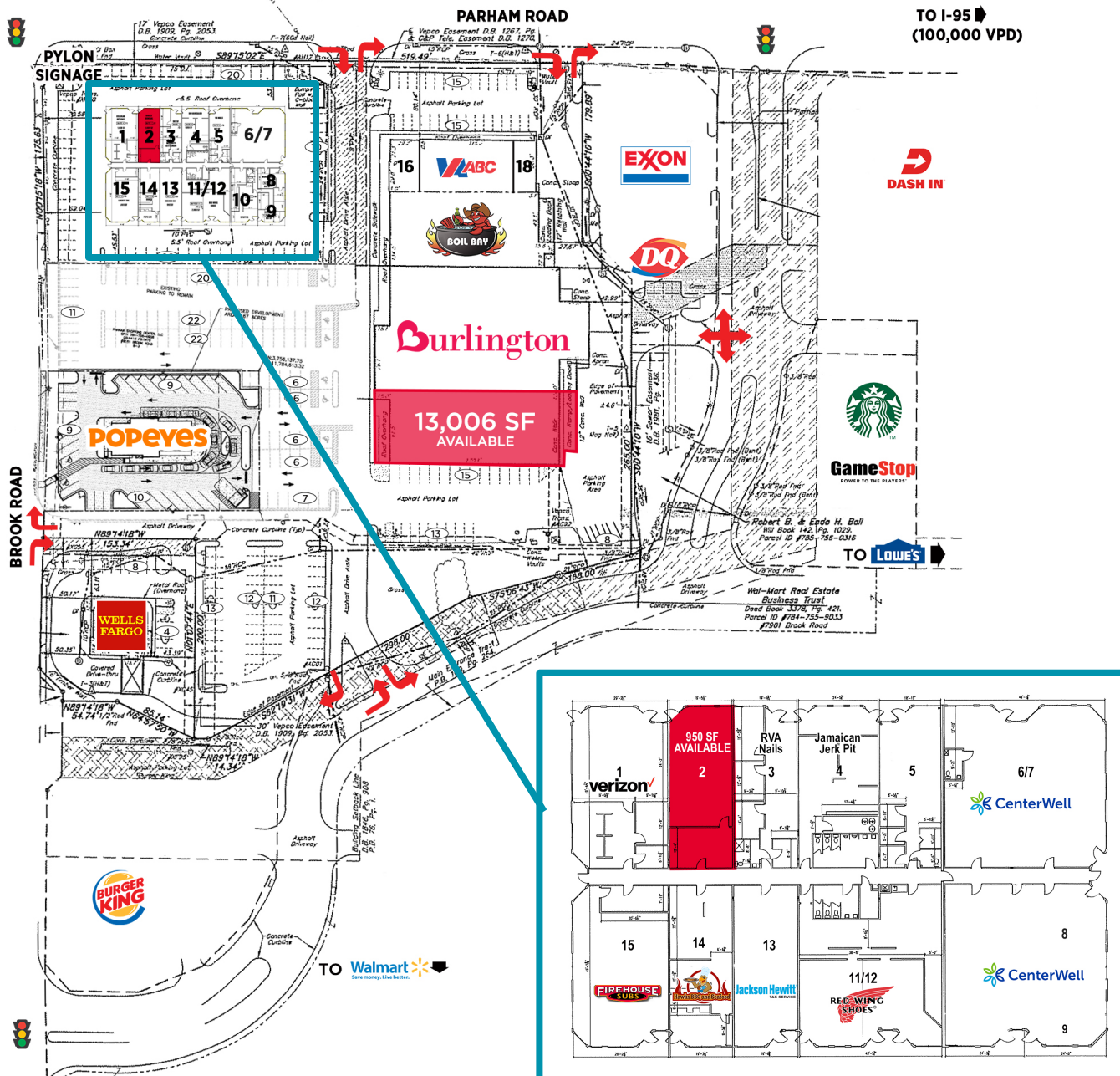
TENANTS & NEARBY RETAILERS



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CENTER SITE PLAN



SPACE	TENANT
1	Verizon
2	950 SF AVAILABLE (YY Massage)
3	RVA Nails
4	Jamaican Jerk Pit
5-10	CenterWell
11/12	Red Wing Shoes
13	Jackson Hewitt
14	Hawks BBQ
15	Firehouse Subs
16	Insurance
17	VA ABC Stores
18	Carytown Tobacco
19	Boil Bay
20-A	Burlington
20-B	Up to 13,006 SF
OP-1	Wells Fargo

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CENTER PHOTOS

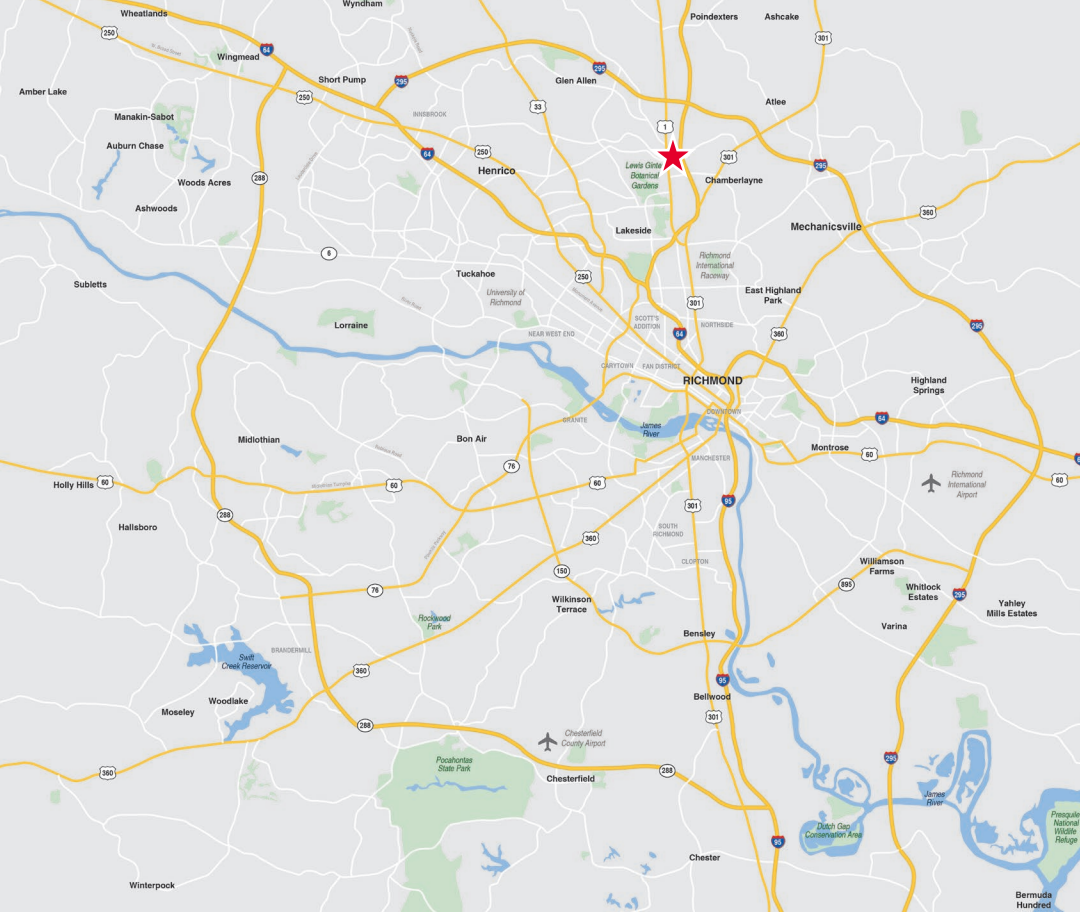


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MARKET AERIAL





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