

FOR LEASE

B-3 ZONING

Retail/Office/Showroom

8650 Brook Road | Glen Allen, VA 23060



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 4,500± SF retail/office/showroom for lease on Brook Road
- › Suite offers excellent window line and high, exposed ceilings and ductwork
- › Landlord will construct restrooms, additional offices, and lighting
- › Onsite ownership
- › Ample parking
- › Zoned B-3
- › Excellent visibility and frontage
- › Lease rate: \$14.00 PSF, NNN

FOR MORE INFORMATION:

ERIC HAMMOND

Vice President

804-241-5304

ehammond@commonwealthcommercial.com

COLTON KONVICKA

Senior Vice President

804-837-4004

ckonvicka@commonwealthcommercial.com

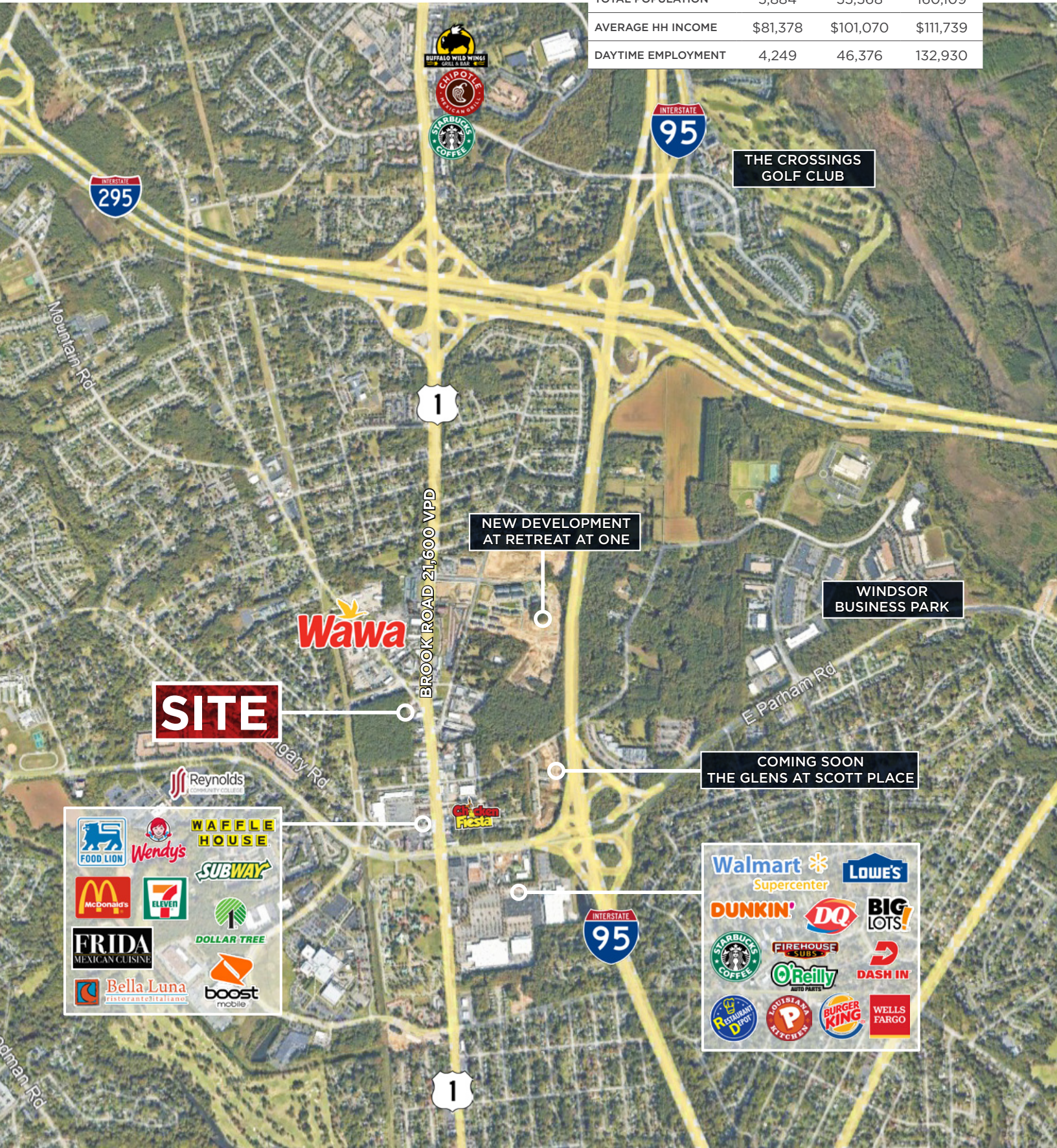
Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.



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LOCATION MAP

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,884	55,568	160,109
AVERAGE HH INCOME	\$81,378	\$101,070	\$111,739
DAYTIME EMPLOYMENT	4,249	46,376	132,930



SITE

NEW DEVELOPMENT AT RETREAT AT ONE

WINDSOR BUSINESS PARK

COMING SOON THE GLENS AT SCOTT PLACE

Logos for: Reynolds, Waffle House, Subway, McDonald's, 7-Eleven, Dollar Tree, Bella Luna, Boost Mobile.

Logos for: Walmart Supercenter, Lowe's, Dunkin', DQ, Big Lots, Starbucks, Firehouse Subs, O'Reilly, Dash in, Burger King, Wells Fargo.