

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

For Lease | Retail | 998-2,548 SF & 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
- Up to 2,548 SF END CAP AVAILABLE
- 998 SF FULLY BUILT OUT RESTAURANT SPACE (AVAILABLE 4.1.26)
- 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

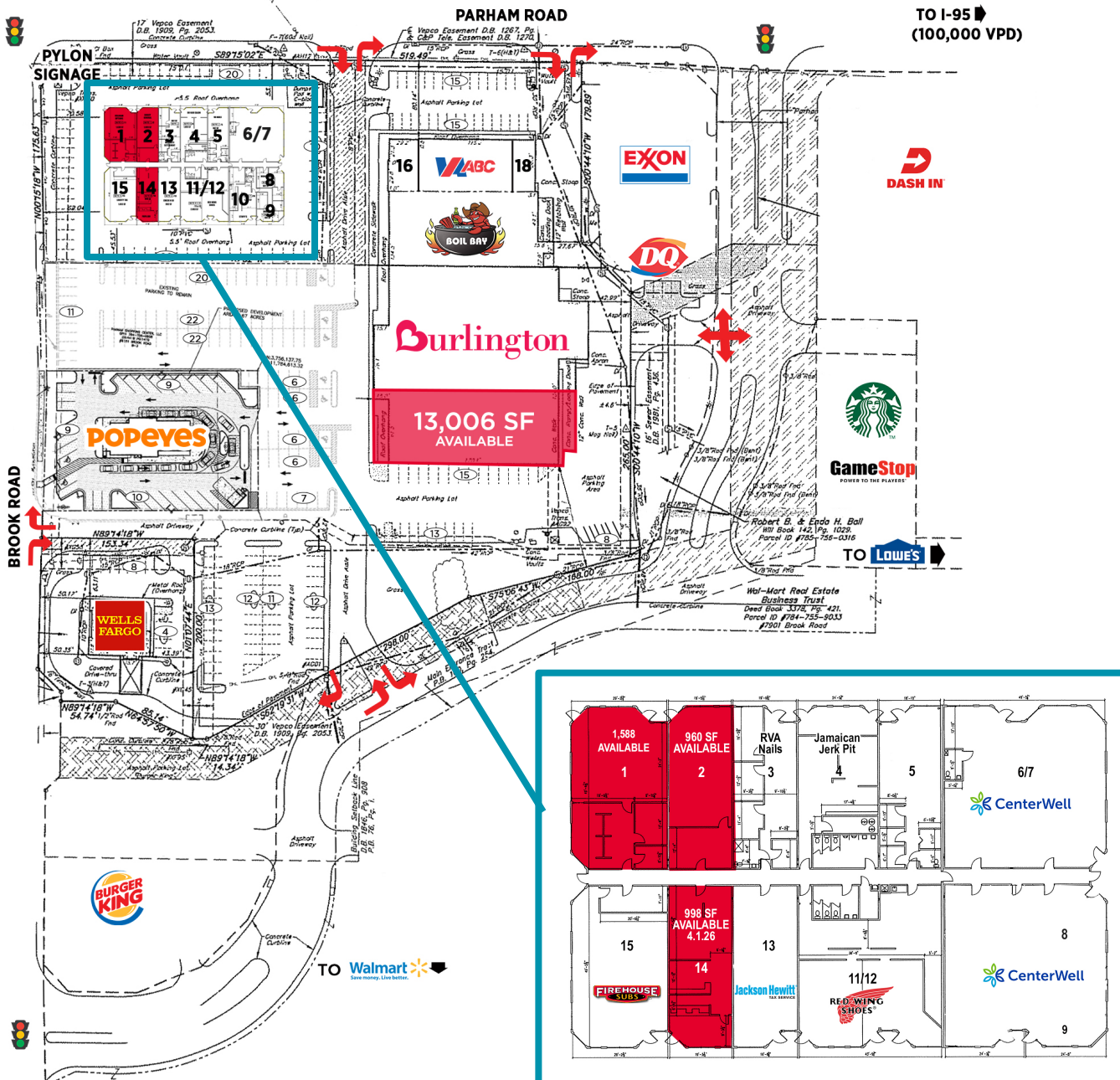
TENANTS & NEARBY RETAILERS



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CENTER SITE PLAN



TO I-95
(100,000 VPD)

SPACE	TENANT
1	1,588 SF AVAILABLE (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	998 SF AVAILABLE 4.126 (Fully built out restaurant)
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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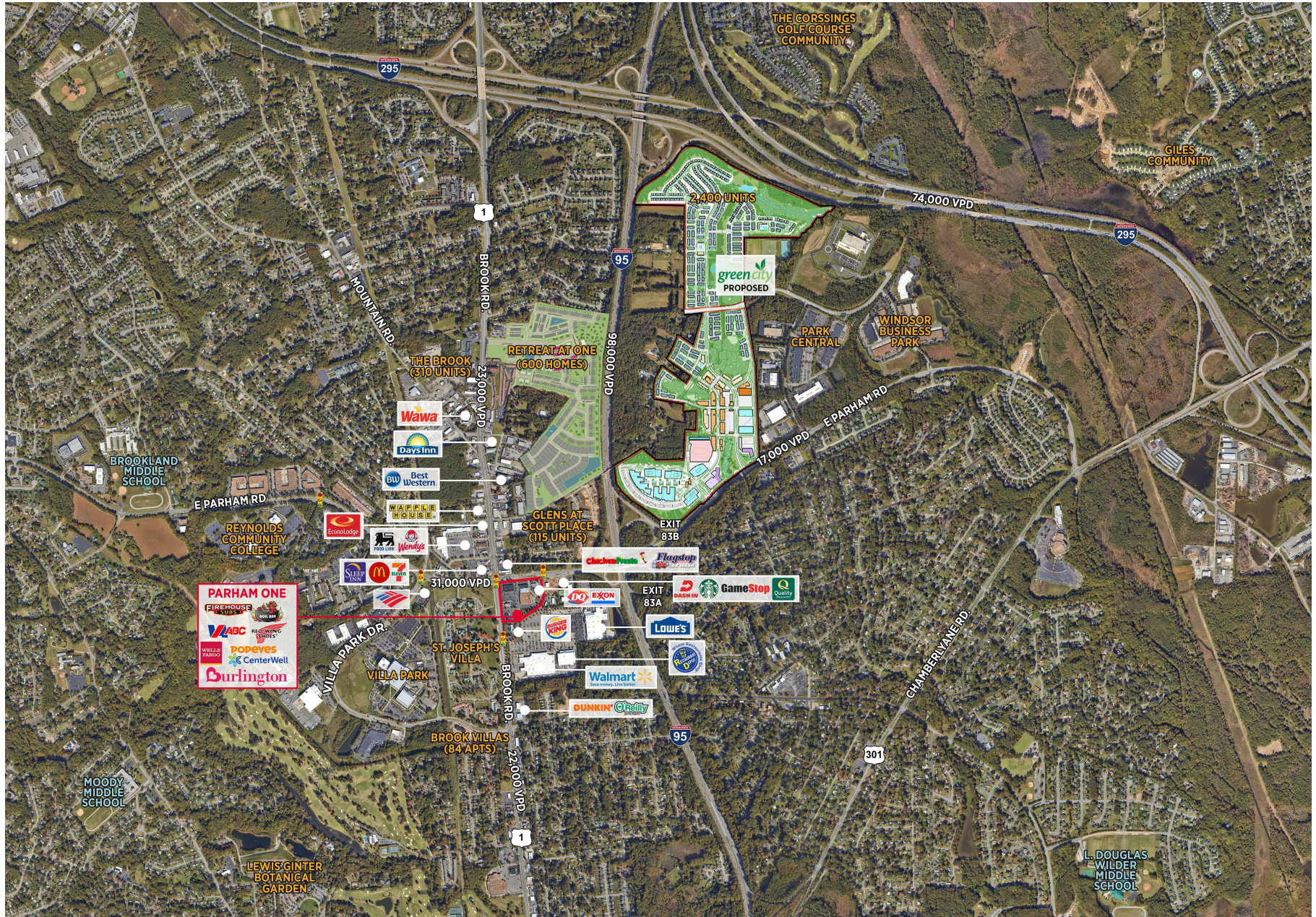
CENTER PHOTOS

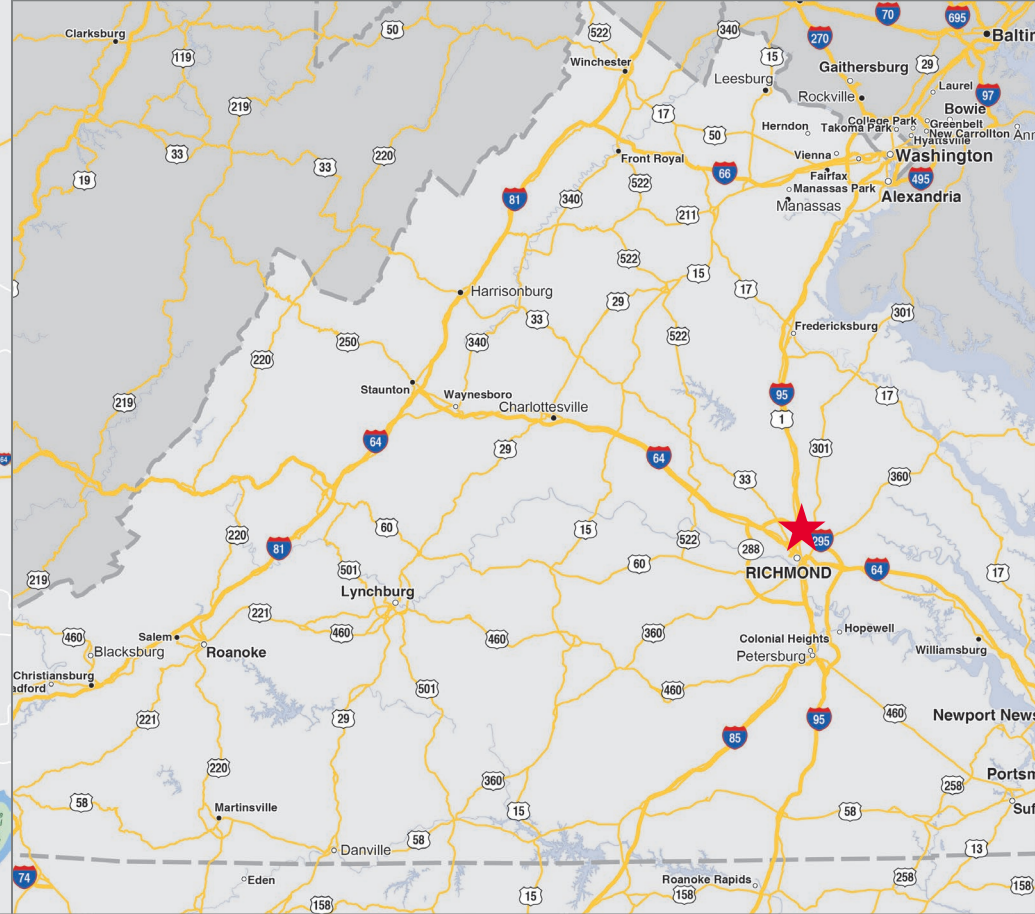
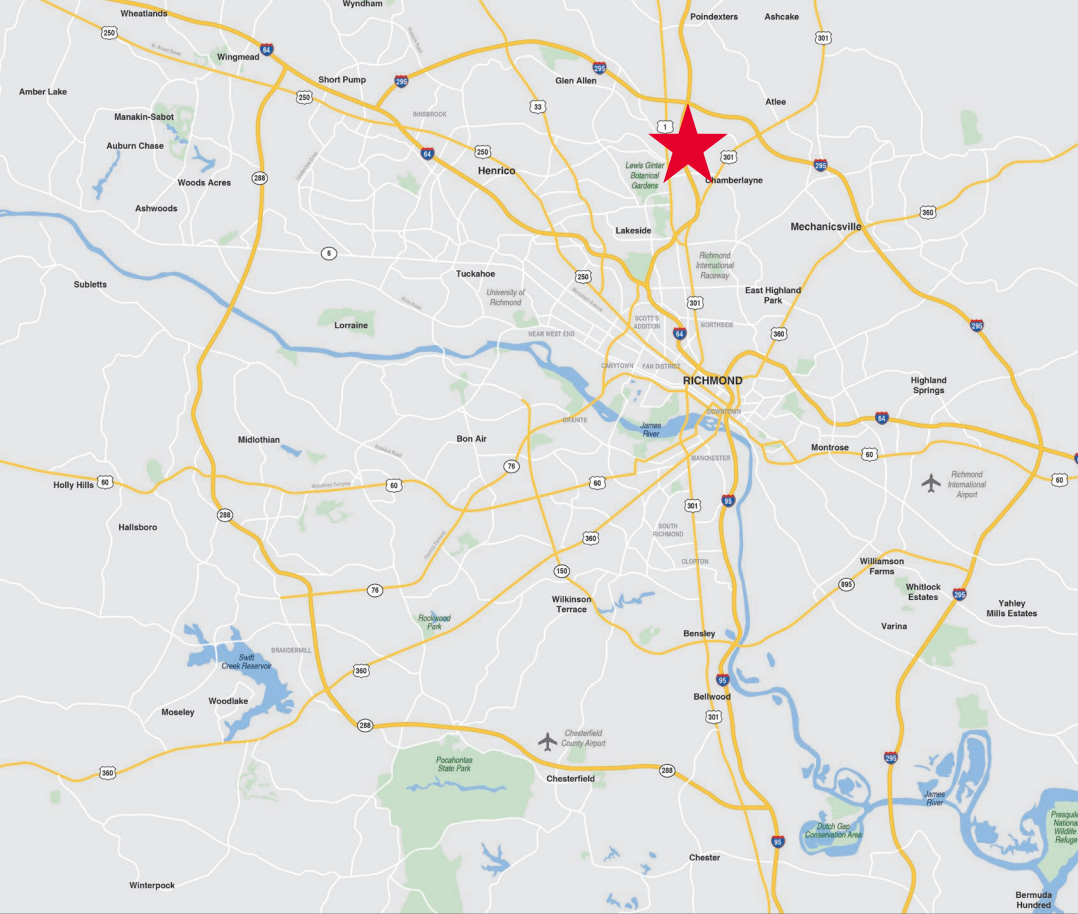


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MARKET AERIAL





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