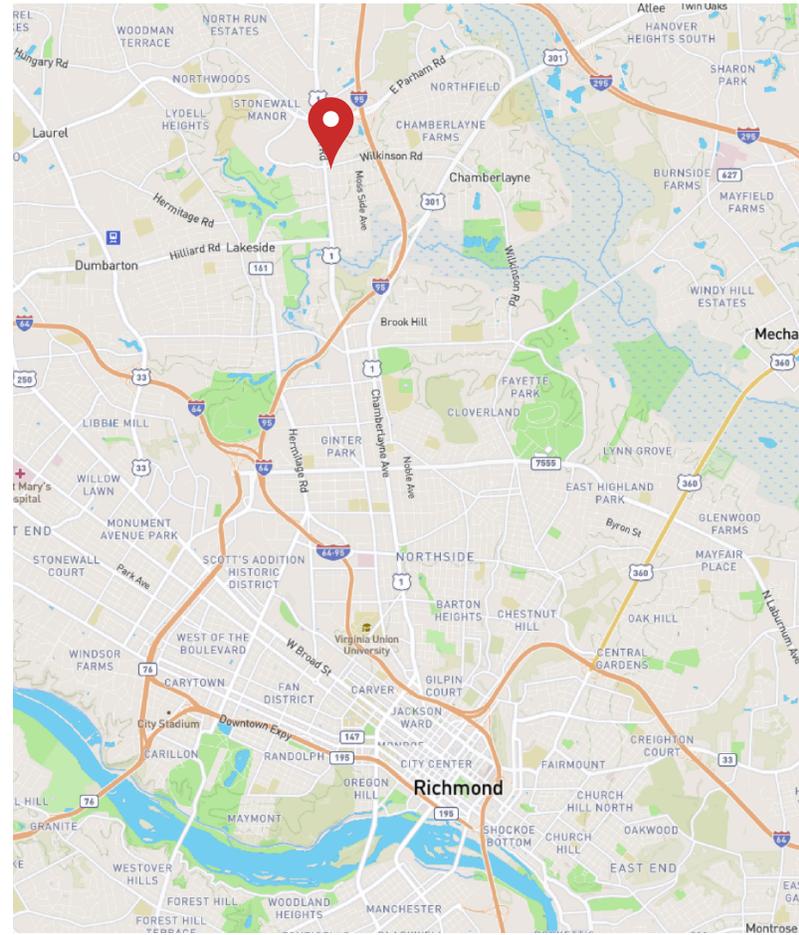




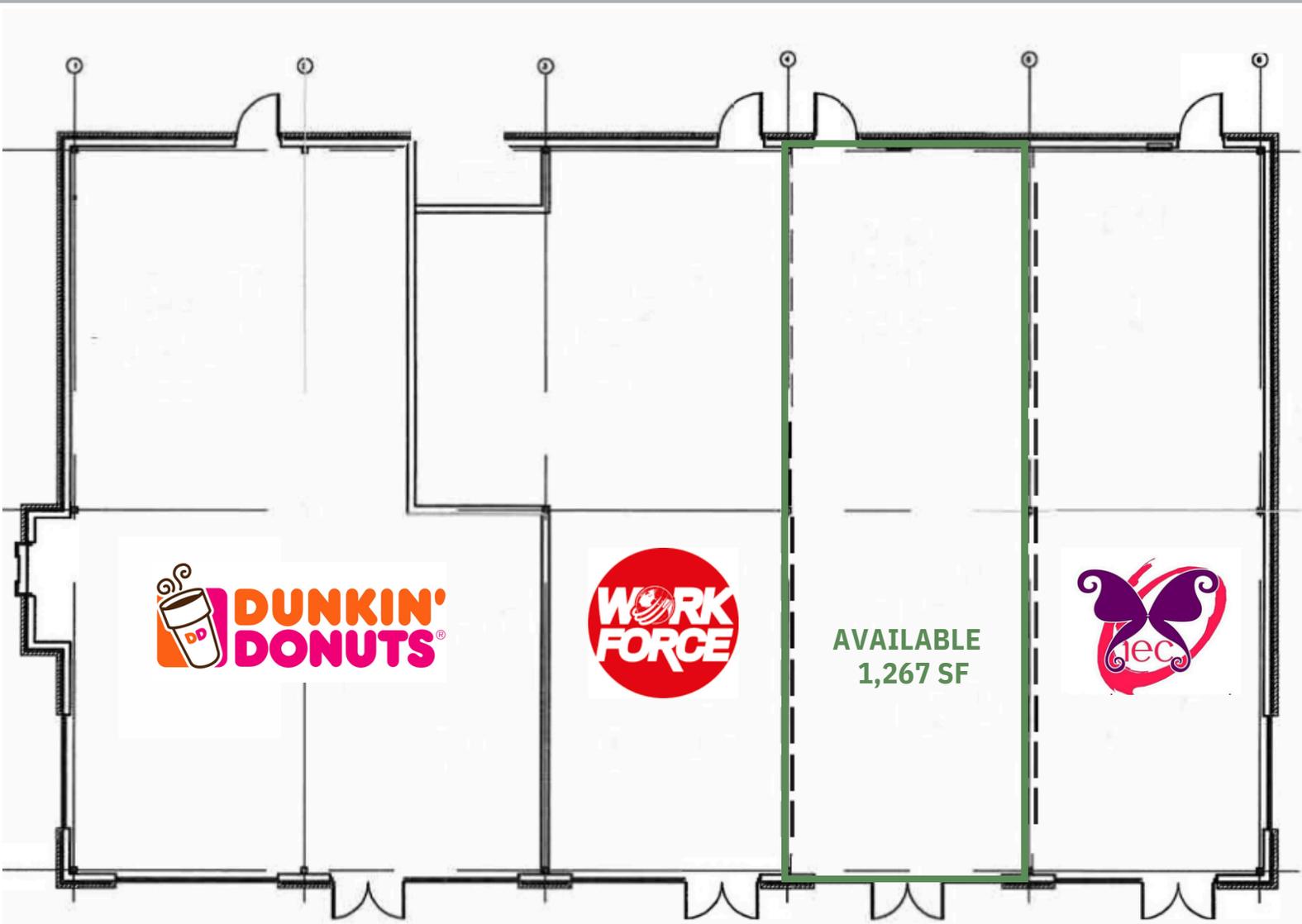
- Available Space: ±1,267 SF Retail
- Frontage: Direct frontage on Brook Road
- Traffic Count: ±17,000 AADT (Brook Rd)
- Zoning: B-2C
- Parking: On-site parking available
- Signage: Excellent visibility & signage opportunity
- Co-tenancy includes Dunkin, driving daily traffic to the center
- Quick access to I-95 and I-64, connecting to Downtown Richmond and the broader metro area



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