



Nav Media Systems, Inc.
864.239.2828
www.navmedia.com

SUBLEASE OPPORTUNITY - 2,500 - 3,000 SF
9840 West Broad Street | Richmond, VA 23060

MORE INFORMATION

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NAIDominion

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SUBLEASE OPPORTUNITY

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Highlights

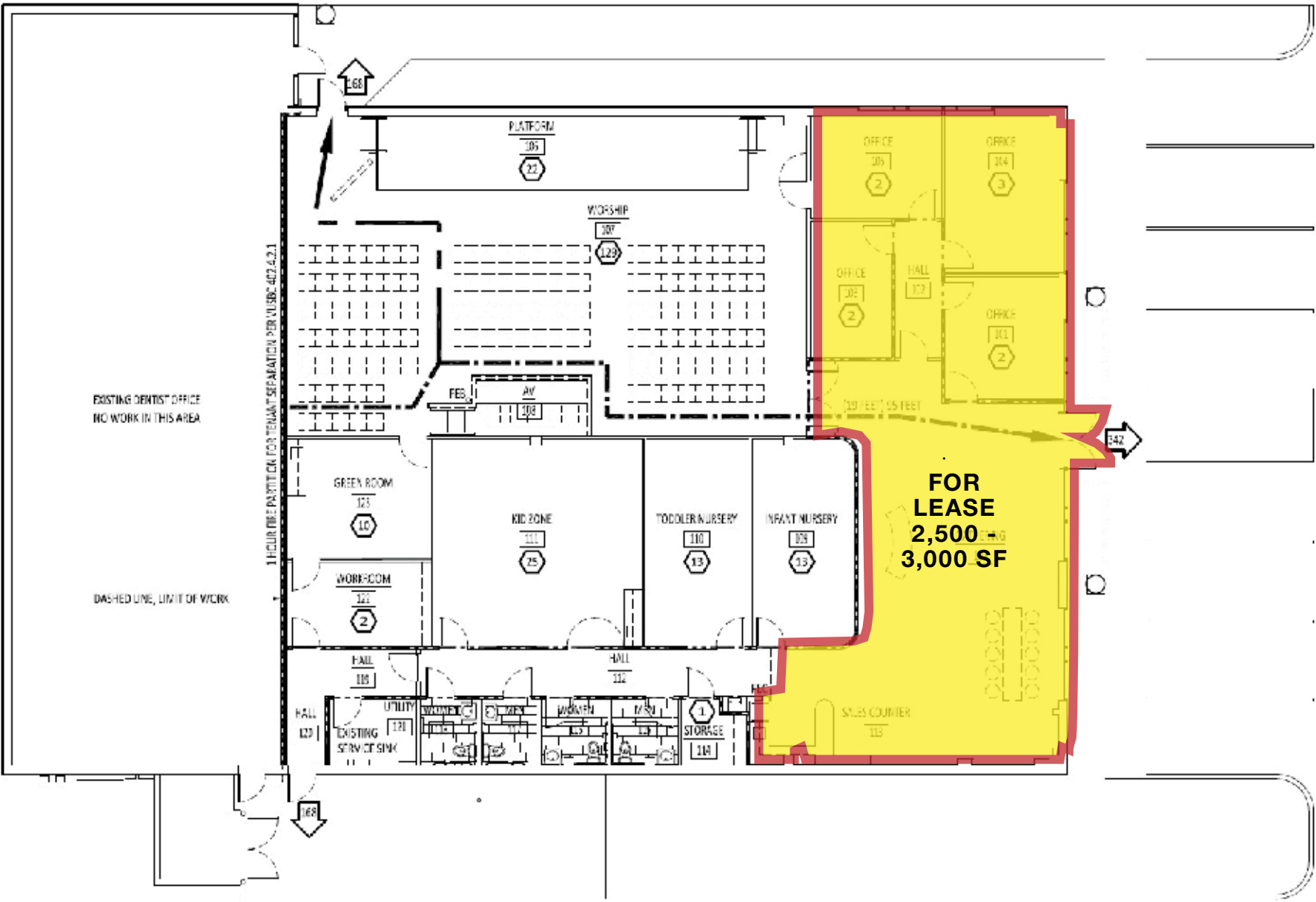
- Highly visible outparcel building, 2,500-3,000 SF available
- Great glassline facing front of parking lot
- NEC W Broad Street & Gaskins Road
- 5 points of ingress/egress
- Signalized intersection
- Zoned B-2
- 3/4 mile to I-64 interchange
- 1 mile to Innsbrook Office Park
- 3.3 miles to Short Pump Town Center

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Population	12,511	93,663	206,994
Median HH Income	\$75,935	\$90,380	\$95,127
Average HH Income	\$100,995	\$118,708	\$126,676
Daytime Employees	12,773	55,333	109,553

TRAFFIC COUNT		
W Broad Street		35,507 VPD
Gaskins Road		39,675 VPD
I-64		85,860 VPD



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Drive Time

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Aerial - Submarket

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