



**Property Features**

- 1,386 SF END CAP AVAILABLE
- Great visibility with Route 1 frontage
- Close proximity to Virginia Center Commons
- Close proximity to I-95 & I-295 interchange
- 43,000 VPD – Brook Road (Route 1)

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	6,005	40,857	117,126
Avg. HH Income	\$91,675	\$102,217	\$91,418
Daytime Population	6,473	24,908	62,491

**Join Tenants & Nearby Retailers**



For more information, contact:

**PAM STRIEFFLER**  
 Vice President  
 804 697 3481  
[pam.strieffler@thalhimer.com](mailto:pam.strieffler@thalhimer.com)

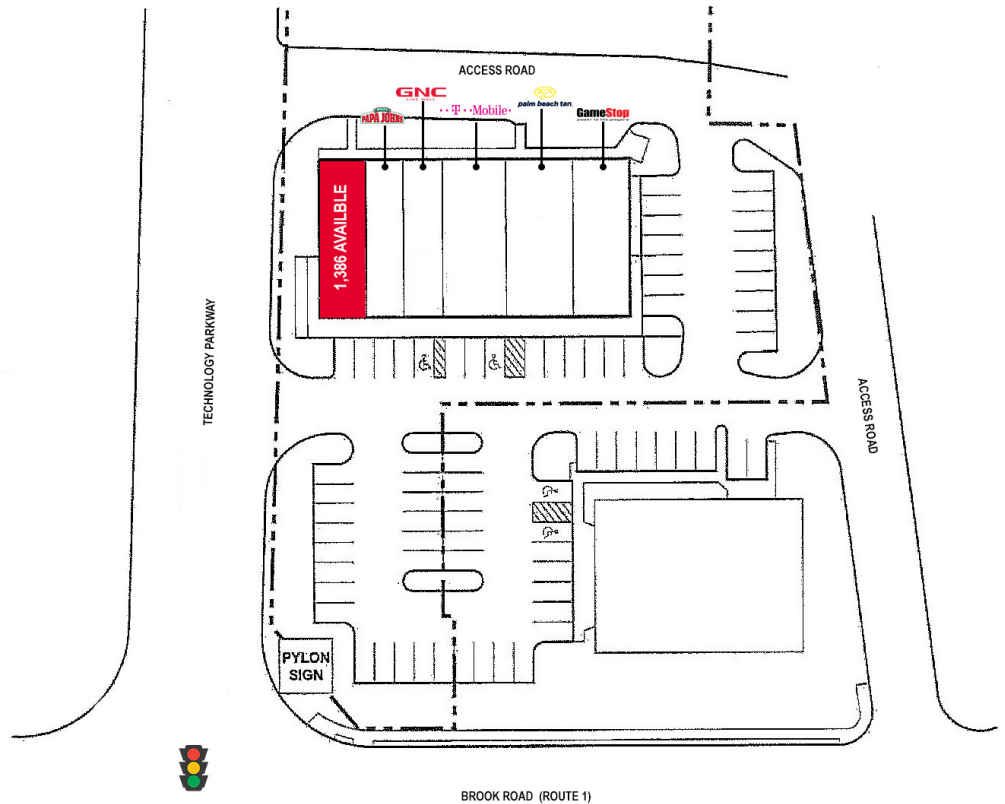
Thalhimer Center  
 11100 W. Broad Street  
 Glen Allen, VA 23060  
[www.thalhimer.com](http://www.thalhimer.com)

**RETAIL FOR LEASE**  
**9853 Brook Road**

Virginia Center Station | Henrico County, Virginia



Tenant List	
Space	Tenant
1	AVAILABLE
2	Papa John's
3	GNC
4	T-Mobile
7	Palm Beach Tan
8	GameStop



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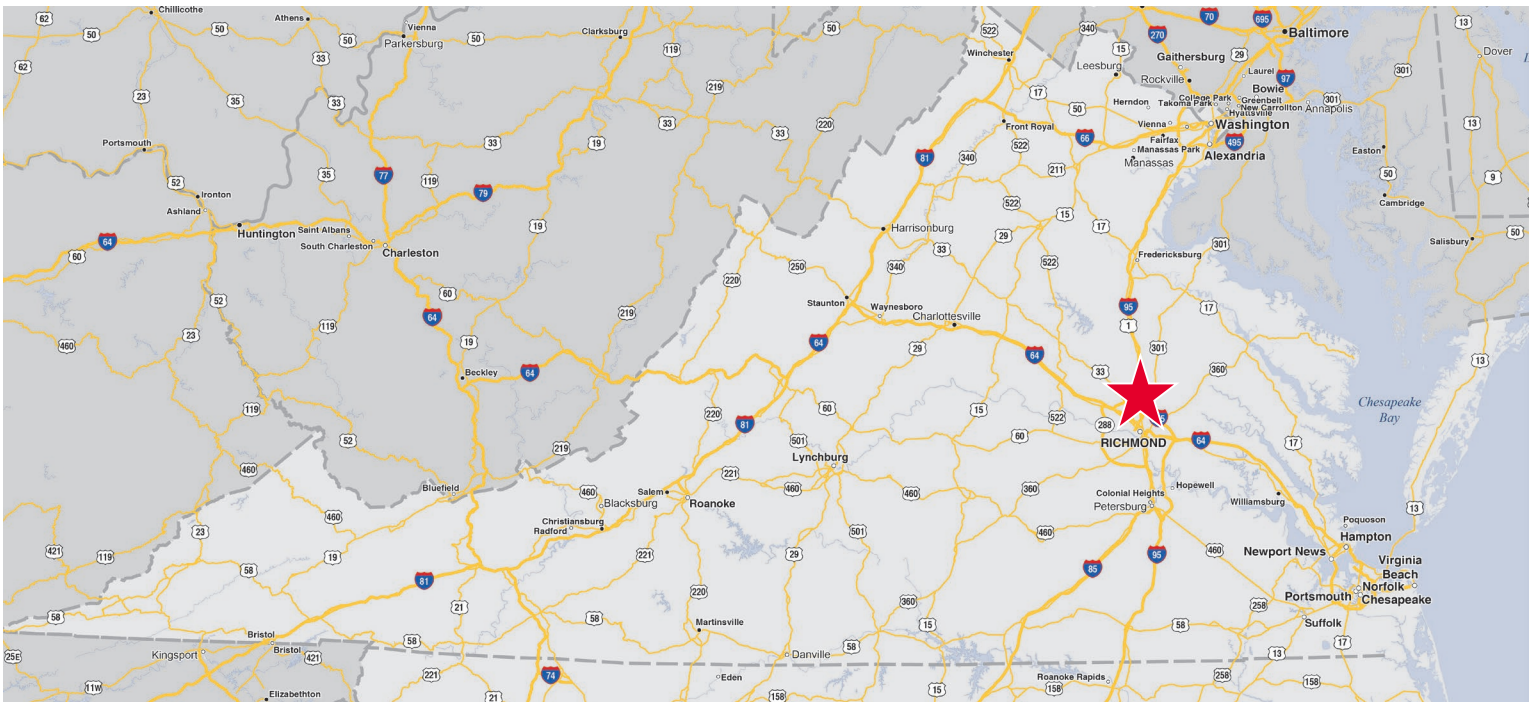
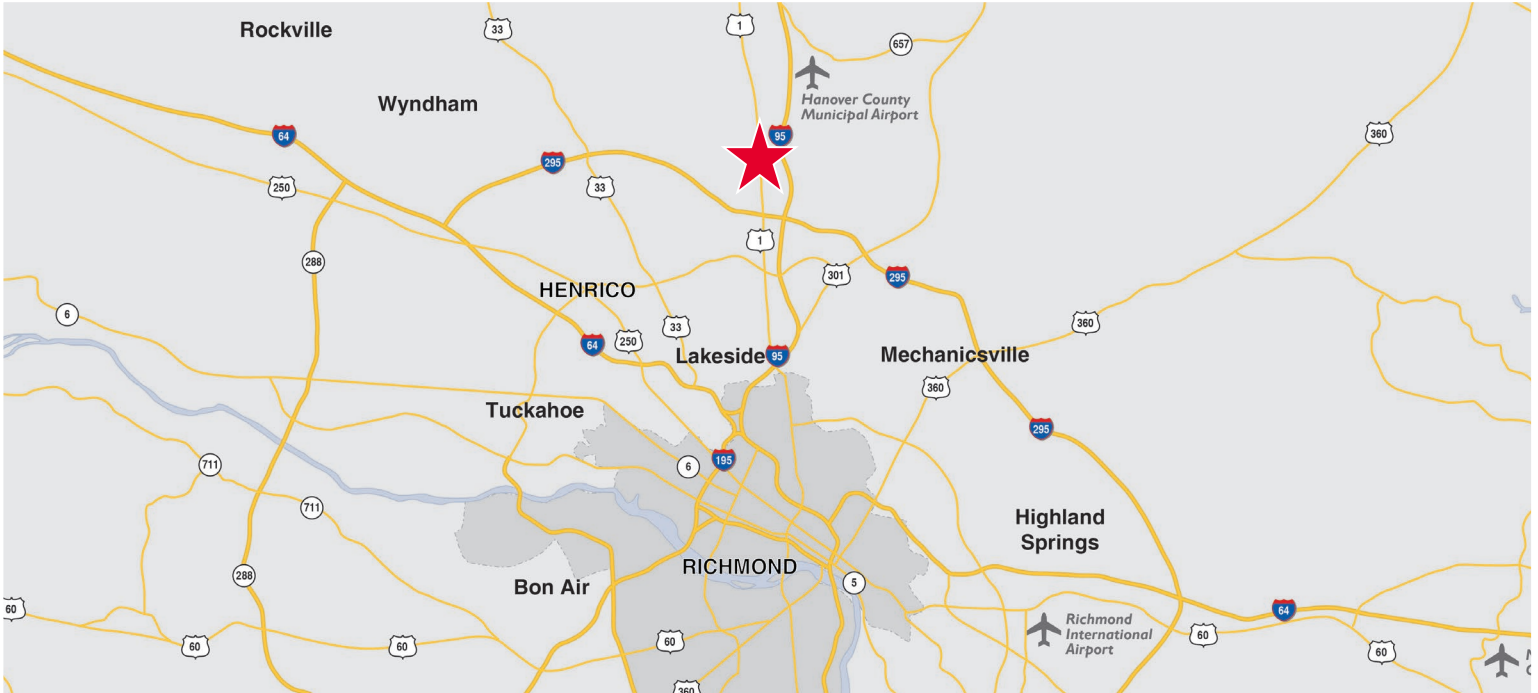
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