

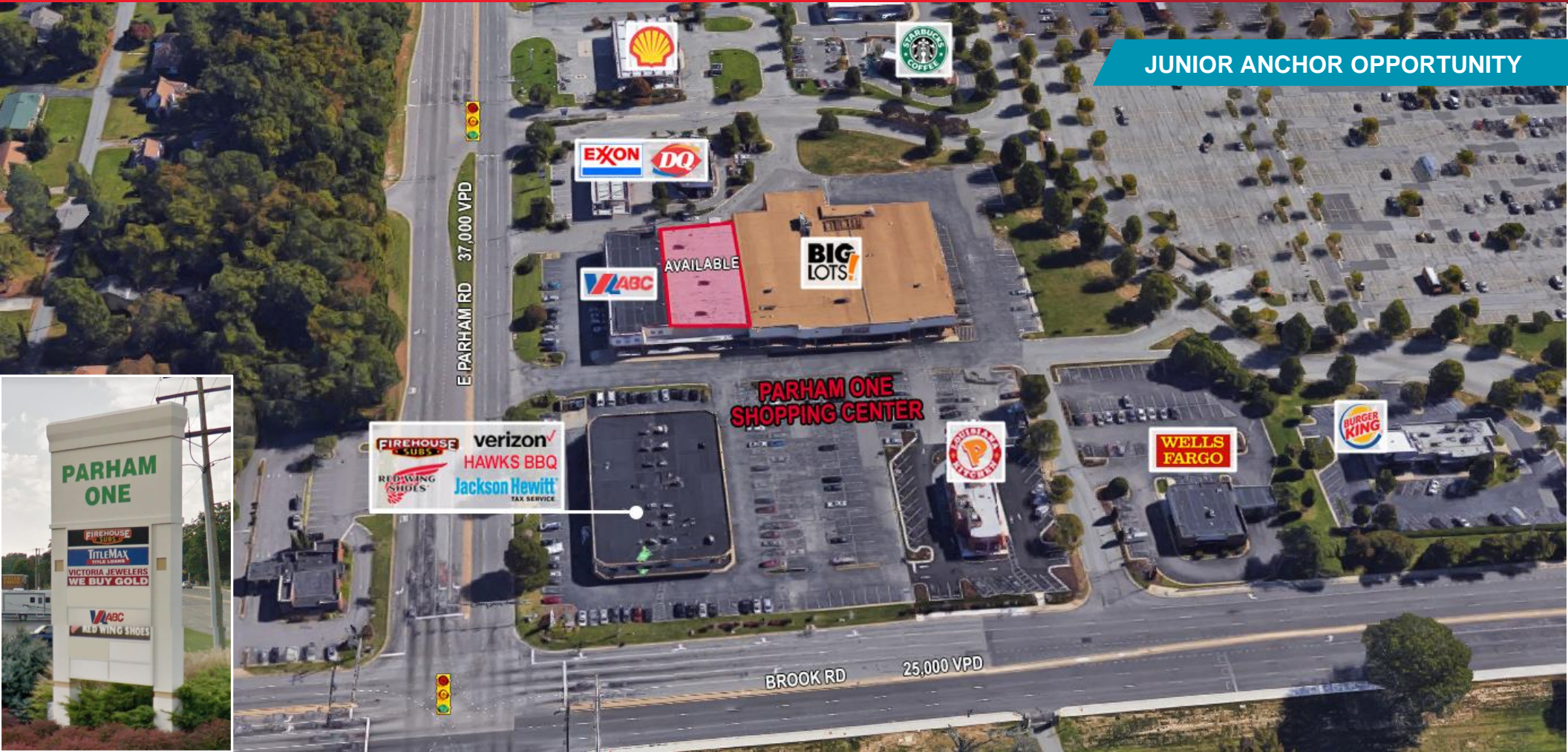


THALHIMER

RETAIL FOR LEASE Parham One

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

JUNIOR ANCHOR OPPORTUNITY



Walmart Super Center, Restaurant Depot & Lowe's Home Improvement | Shadow Anchors

For more information, contact:

CONNIE JORDAN NIELSEN
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OWNER/AGENT

Thalhimer Center
11100 W. Broad Street
Glen Allen, VA 23060
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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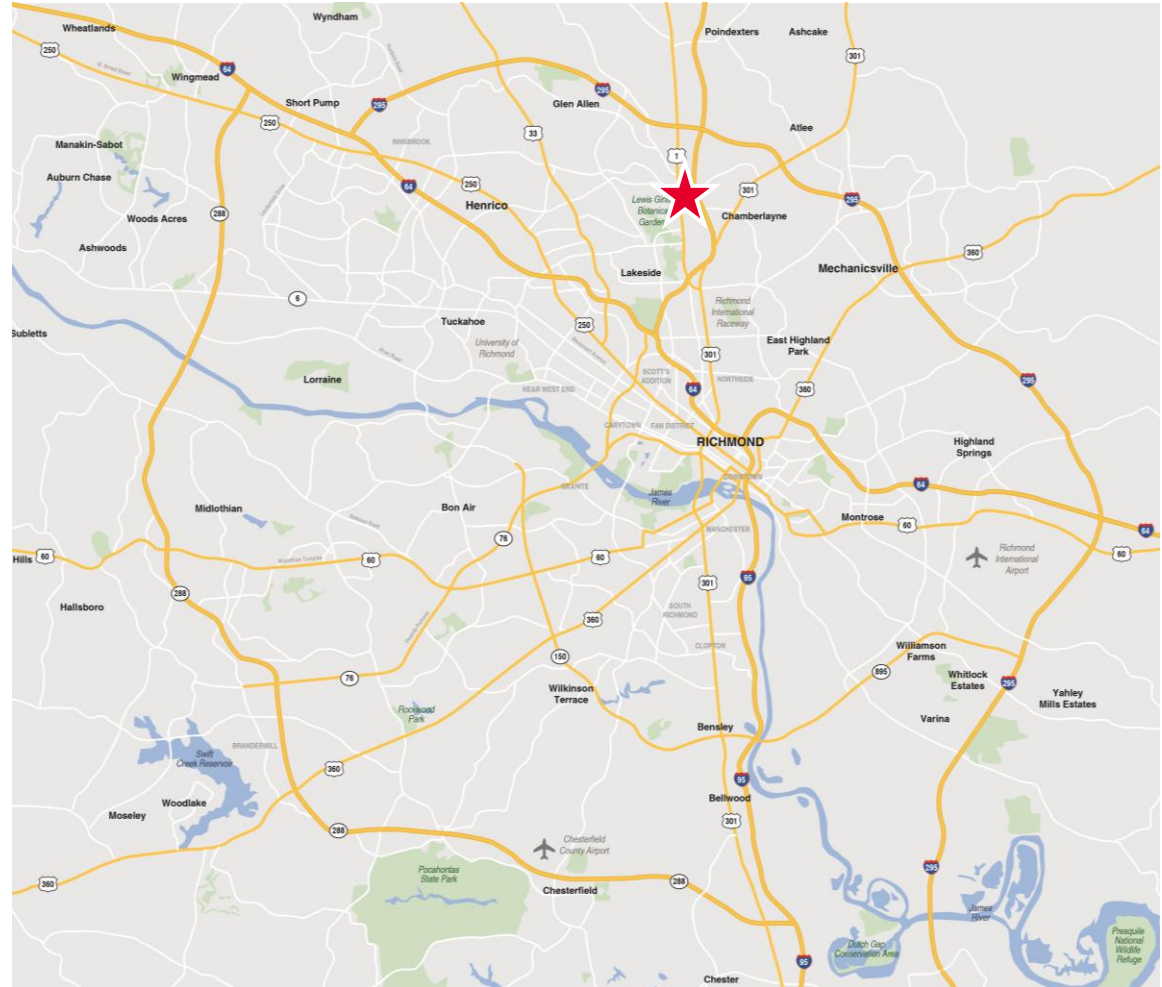
Property Features

- 11,277 SF Junior Anchor Space Available
- 2,143 SF Endcap Available (can be expanded to 2,795 SF)
- 1,051 SF Built Out Salon Available
- Pylon Signage Available
- 62,000 VPD at signalized intersection
- Adjacent to I-95
- Over 1 million SF of office within 3 miles
- Excellent visibility/access from two major roads
- Pylon signage Available

Demographics

	1 Mile	2 Miles	3 Miles	5 Miles
Population	5,107	23,858	55,163	164,448
Avg. HH Income	\$65,151	\$68,969	\$70,445	\$77,952
Daytime Population	5,142	9,985	31,997	116,454

Join Tenants & Nearby Retailers



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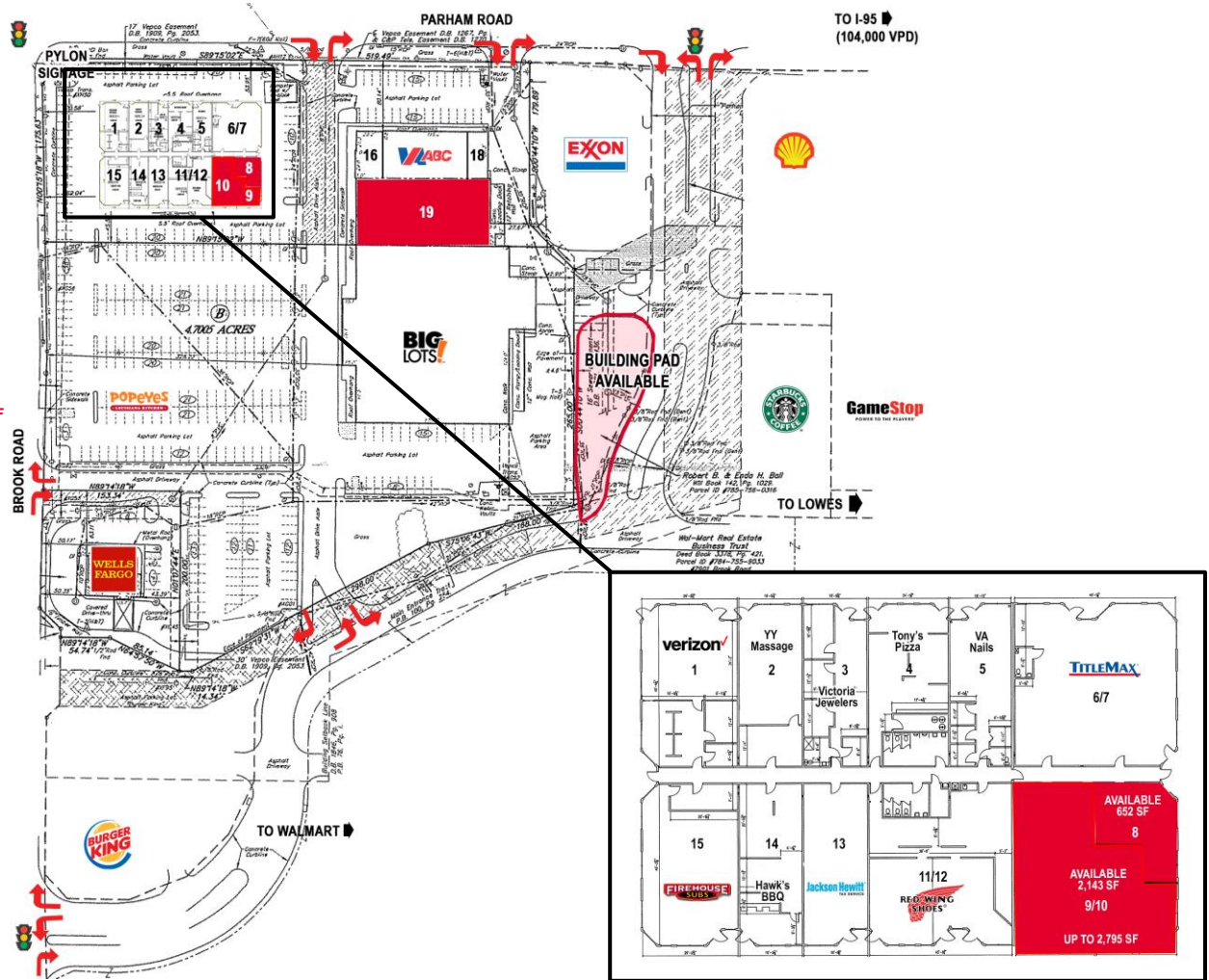
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Tenant List		
Suite #	Tenant Name	Sq.Ft.
1	Verizon Wireless	
2	YY Massage	
3	Victoria Jewelers	
4	Tony's Pizza	
5	VA Nails	
6/7	TitleMax	
8	AVAILABLE	652
9/10	AVAILABLE	2,143
11/12	Red Wing Shoes	
13	Jackson Hewitt	
14	Hawk's BBQ	
15	Firehouse Subs	
16	Insurance	
17	VA ABC Stores	
18	Carytown Tobacco	
19	AVAILABLE	11,277
20	Big Lots	
OP-1	Wells Fargo	

Up to
2,795 SF



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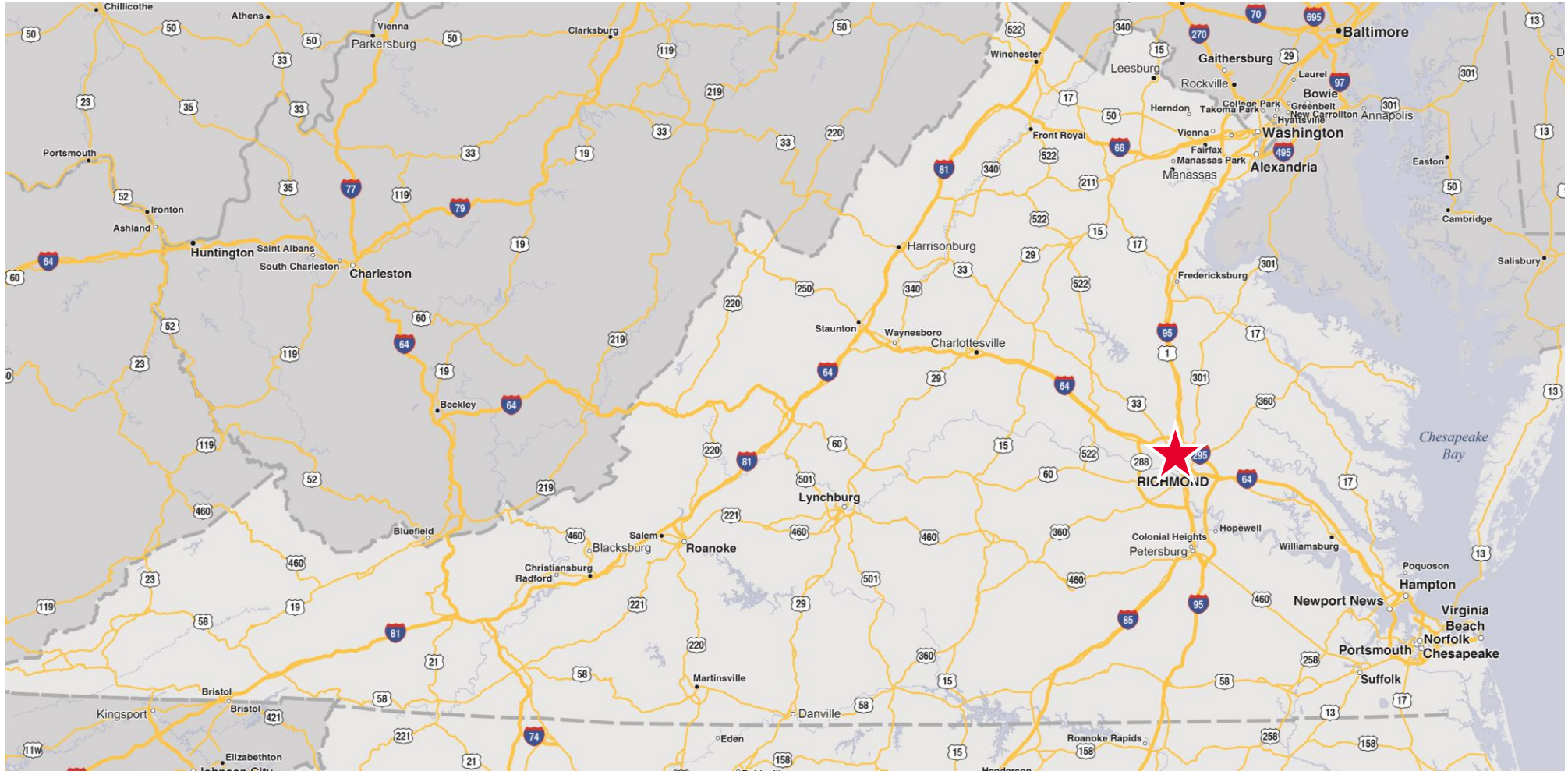
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