

FOR SALE/BUILD TO SUIT

UP TO 10,000 SF BUILDING PAD SITE

9002 Brook Rd | Glen Allen, VA 23060



S.L. NUSBAUM
REALTY CO.



EMMA WILL

Associate

C. 804.821.9042

O. 804.508.7283

ewill@slnusbaum.com

SARAH SADLER

Senior Associate

C. 804.277.6468

O. 804.533.5390

ssadler@slnusbaum.com

ANDREW THACKER

Vice President

C. 804.357.6075

O. 804.320.7600

athacker@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner

C. 804.539.7404

O. 804.944.2399

nshor@slnusbaum.com

PROUD PARTNER

XTEAM

RETAIL ADVISORS

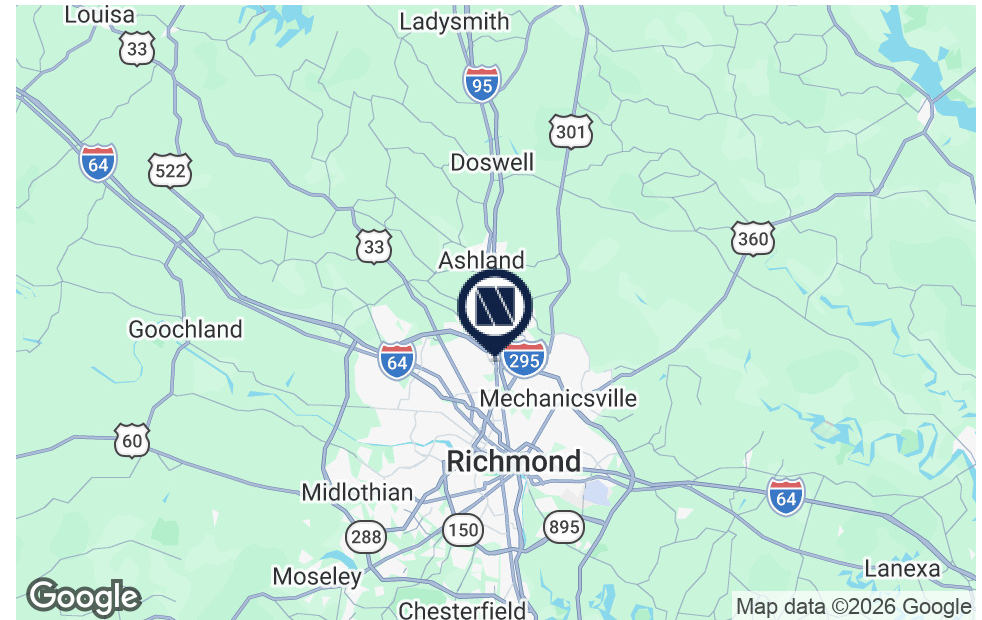
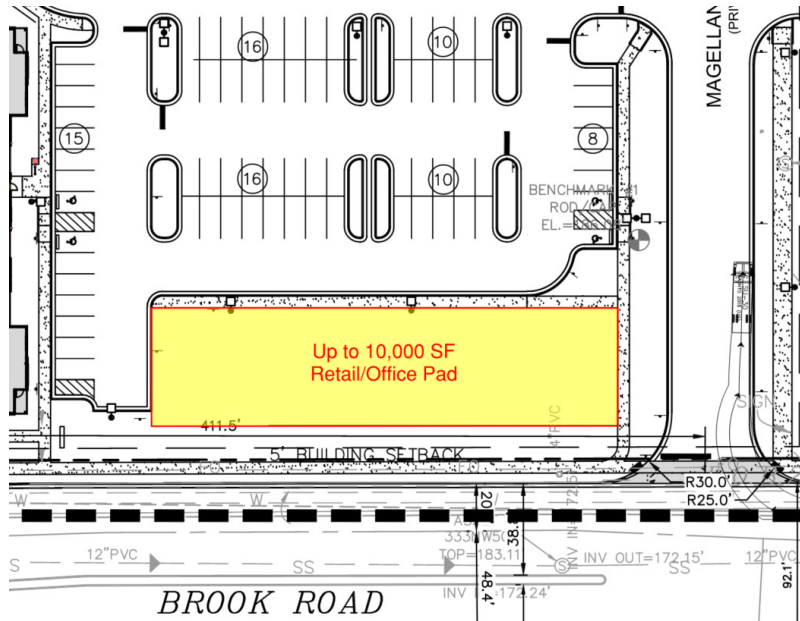
PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	Contact Agents
Building Size:	Up to 10,000 SF with existing parking field
Zoning:	Mixed Use R-6C

[Level Green - Learn More](#)

[Henrico Sports & Events Center](#)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,419	52,161	153,047
Daytime Population	6,432	52,609	178,865
Total Households	2,629	21,555	63,662
Average HH Income	\$97,407	\$103,109	\$114,731

PROPERTY OVERVIEW

Pad site with existing parking field in new mixed-use development in Glen Allen. Strategically located along US Rt 1/Brook Rd, with excellent visibility and accessibility to the Greater Richmond MSA.

PROPERTY HIGHLIGHTS

- Part of The Brook - 310 residential units (apartments & townhomes)
- Easy access, ±0.7 miles to I-295 & 1.2 miles to I-95 Exit 86 (Atlee/Elmont)
- As part of its comprehensive plans, Henrico County is extending Magellan Parkway across I-95 to Level Green Development.
- The Brook is situated at a major intersection with direct access to the new ecodistrict.
- The site is located in a rapid growth area for high density residential

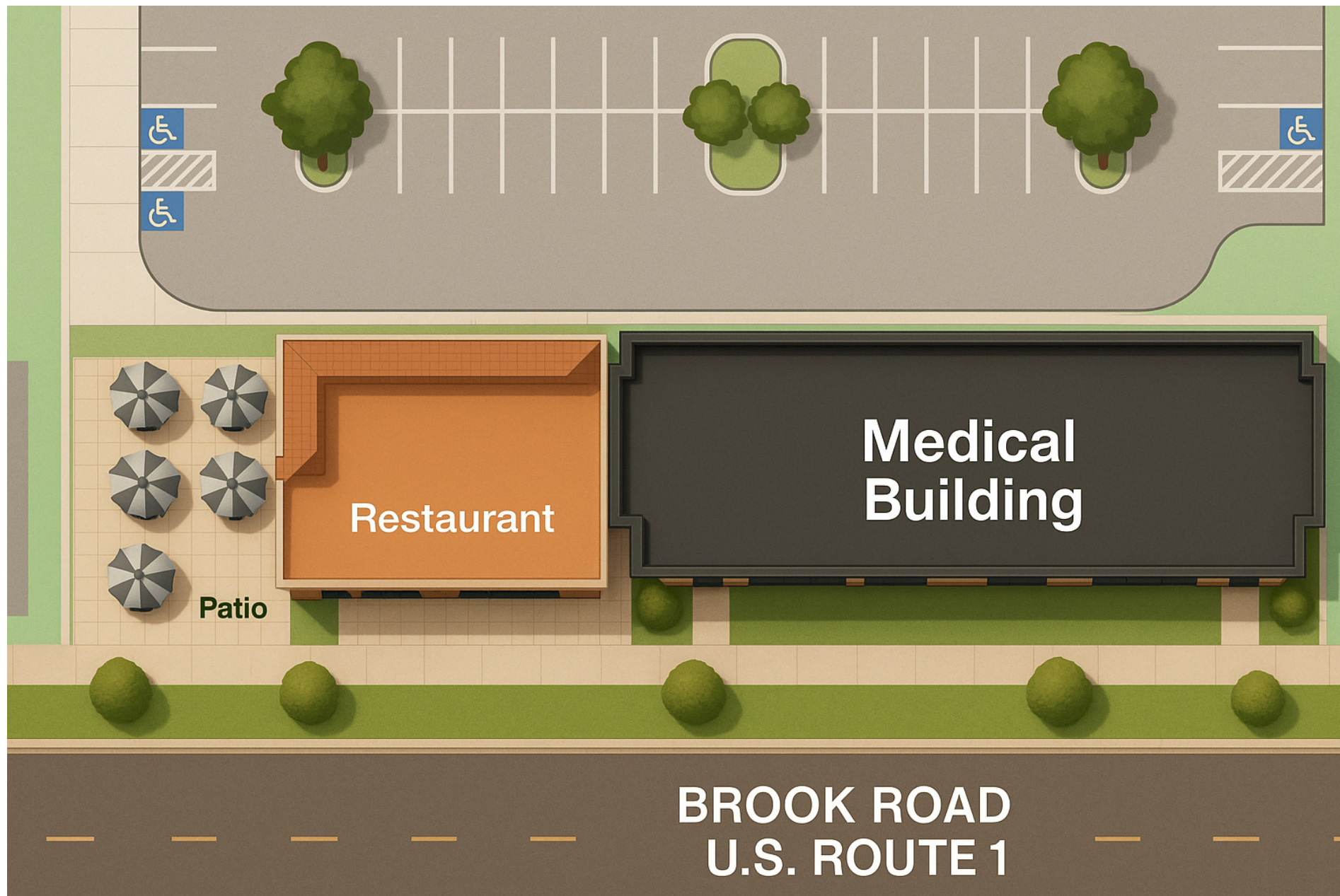
CONCEPTUAL RENDERING

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TRANSFORMING RT 1/I-95 CORRIDOR

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Level Green - the new residential community taking shape on the former Scott Farm property near the Best Products redevelopment, is moving forward with its first phase of homes. The 111-acre project represents a \$400 million investment by Markel Eagle Partners, bringing 880 for-sale residences to the area. With new road connections, a planned linear park, and close proximity to the future arena-anchored mixed-use district, Level Green is positioned to become one of Henrico's most dynamic new neighborhoods.

Retreat at One - Across the street from the site, Stanley Martin is under construction on a new 606-unit for-sale community. This development has a mix of two-story condos and townhomes as well as a commercial pad.

Virginia Center Commons - A 775,000 SF mall is actively being redeveloped to include a new sports complex, convention center, retail, 525 townhomes and 830 apartments.

River Mill - The original 250-acre project includes 300 townhomes, 285 apartments, 50 single-family homes and 400 zero-lot-line homes. They have recently expanded the development to add an additional 57 townhomes.



TRADE AREA

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