



FREESTANDING BUILDING

7605 W. BROAD STREET | RICHMOND, VA 23294

FEATURES

- 3,779 SF Freestanding Building For Lease or Ground Lease.
- Situated on ±1.2 Acres and is an Excellent Redevelopment Opportunity.
- Strategically located at the corner of W. Broad and Wistar Streets.
- 150 feet of frontage on W. Broad Street.
- Directly across from Merchants Walk Shopping Center.
- Ample parking on the side and in the rear.
- Zoned B-3.
- Almost 102,000 total population within 3 miles.

Space Type	Retail Property For Lease		
Available Space	3,779 SF		
Lease Rate	\$6,500.00 SF/month (NNN)		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	11,569	101,362	218,451
Average HH Income	\$52,768	\$78,966	\$95,593
Daytime Employment	15,496	75,164	139,740
Traffic Count	41,651 VPD W. Broad Street		



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PROPERTIES
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LOCATION MAPS



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