



THALHIMER

RETAIL FOR LEASE

Brookhill Azalea Shopping Center

5300 Chamberlayne Rd. | Richmond, Virginia

ANCHOR AND PAD SITE FOR LEASE



2,500 SF Pad Site Available

For more information, contact:

ANNIE O'CONNOR

First Vice President
804 697 3451
annie.oconnor@thalhimer.com

JIM ASHBY

Senior Vice President
804 697 3455
jim.ashby@thalhimer.com

MARISA MICHNICK

Vice President of Retail Leasing
301 503 2214
mmichnick@broadstreetrealty.com

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

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Property Features

- 2,020 – 24,053 SF Available
- 162,000+ SF neighborhood retail center
- Convenient access from Route 301 or I-95 and Route 1
- Easy Access to all major highways

Pad Features

- 0.59 Acre Pad
- 2,544 SF Building
- Drive-thru opportunity
- Anchor opportunity next to Walmart and Food Lion
- Pad available as ground lease or build-to suit

Join Tenants & Nearby Retailers

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DEMOGRAPHICS

Executive Summary

Center Size	14.75 acres
Anchors	Food Lion and Walmart
Lease Rate	\$15.00 PSF (inline space)
CAM, Taxes & Ins	\$2.39 PSF (breakdown as follows: CAM=\$1.69, Tax = \$0.54, Ins = \$0.15)
Signage	Storefront and monument signage available

Demographics

	1 Mile	3 Miles	5 Miles
Population	9,259	71,909	234,011
Avg. HH Income	\$79,467	\$74,327	\$84,236
Daytime Population	2,883	48,858	250,861

Traffic Counts

Brook Rd. (Route 1)	22,000 VPD
Chamberlayne Rd.	16,000 VPD
Azalea Ave.	19,000 VPD



\$84,236

5 MILE AVG. HH INCOME



234,011

5 MILE POPULATION



14.75

ACRES: TOTAL CENTER SIZE



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Tenant List	
Unit	Tenant
1	Food Lion
2	AVAILABLE -- 2,020 SF
3	Cricket Wireless
4	Boost Mobile
5	Lokman's Best Wings
6	Family Secrets Restaurant
7	4 B Kutz
8	Flying Dragon
9-10	711 Business Center
11	Jackson Hewitt
12-13	Adventure Dental
16	Redefine Beauty School
18	Wash House
19-21	Oak Health
22	AVAILABLE -- 3,880 SF
23-25	First Access Day Support
26-27	Dollar General
28	AVAILABLE -- 4,050 SF
29-36	Bargain Discount Furniture
37	AVAILABLE -- 3,175 SF
38	AVAILABLE -- 8,100 SF
39	Metro PCS
39B	YY Massage
40	AVAILABLE -- 2,083 SF
41	Citi Trends
43A	Professional Cuts & Styles
43	T J Nails
44	Subway
45-46	Rainbow Shops
47	AVAILABLE -- 3,924 SF 2 nd generation restaurant space
OP 1	AVAILABLE -- 2,544 SF
OP 2	KFC

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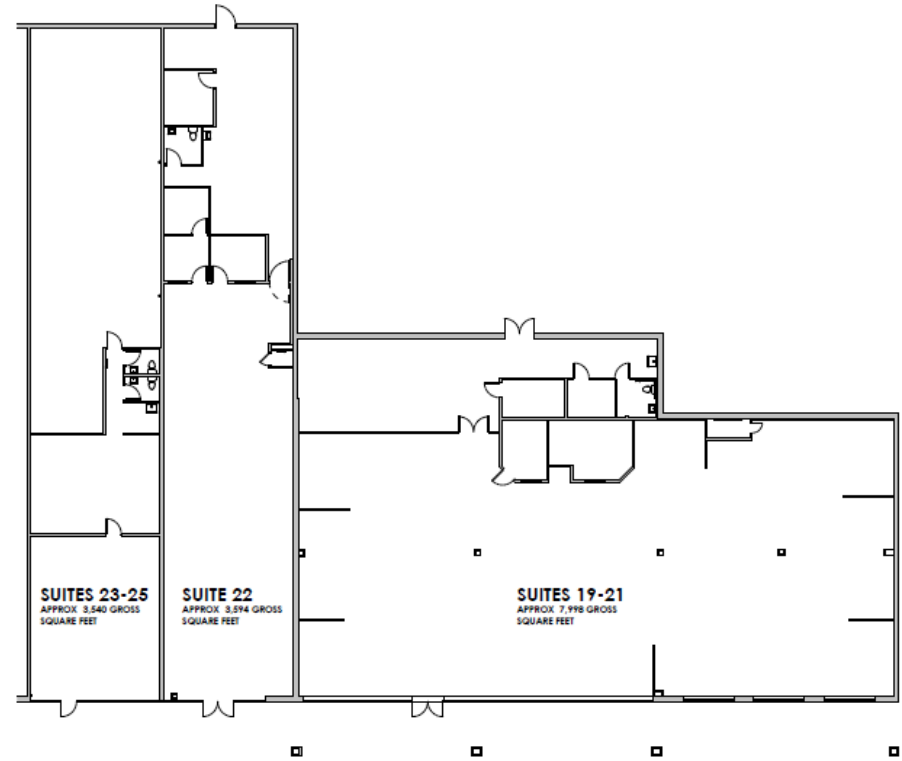
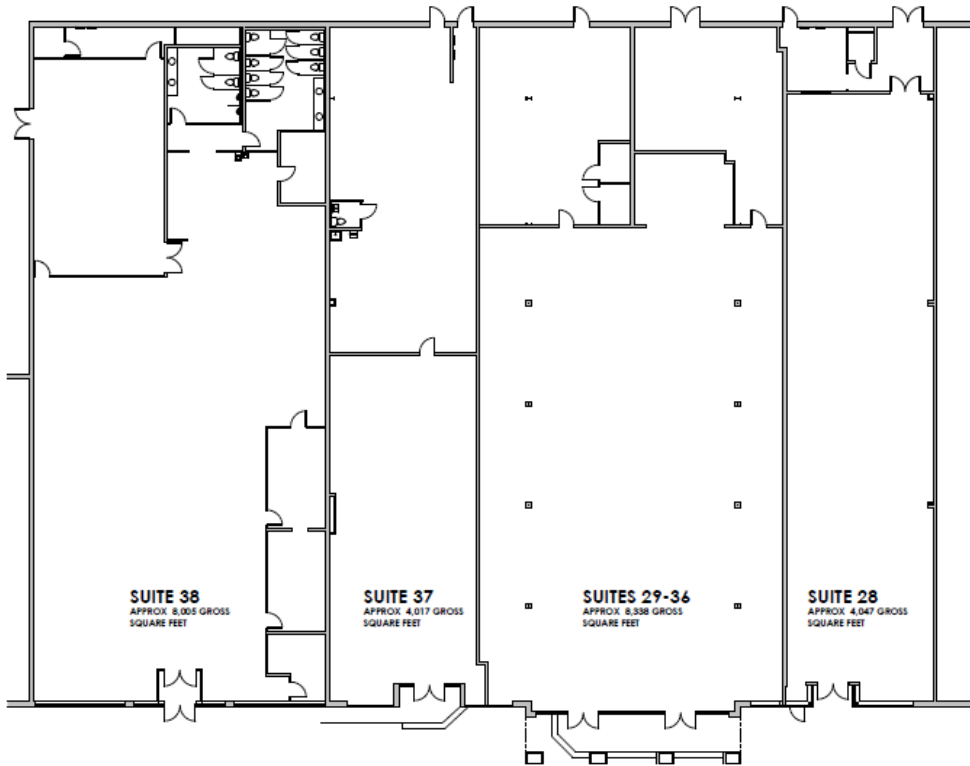
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Current Layout of Available Space



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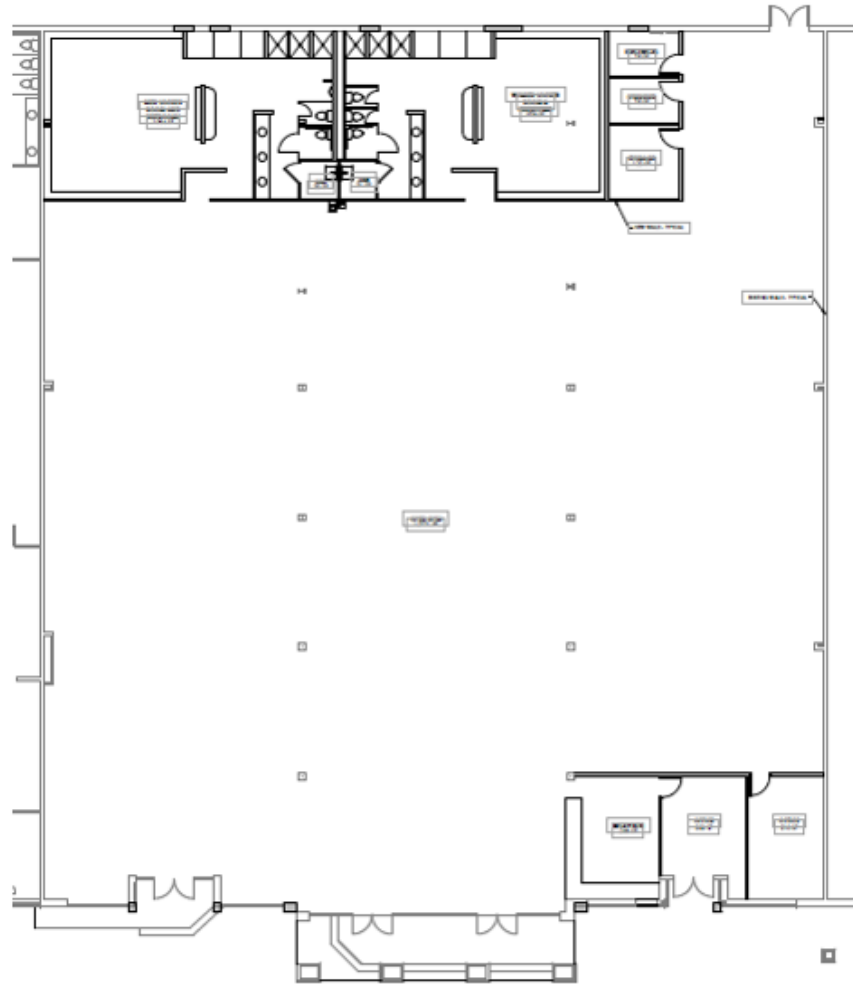
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Potential Layout for Units 28-37



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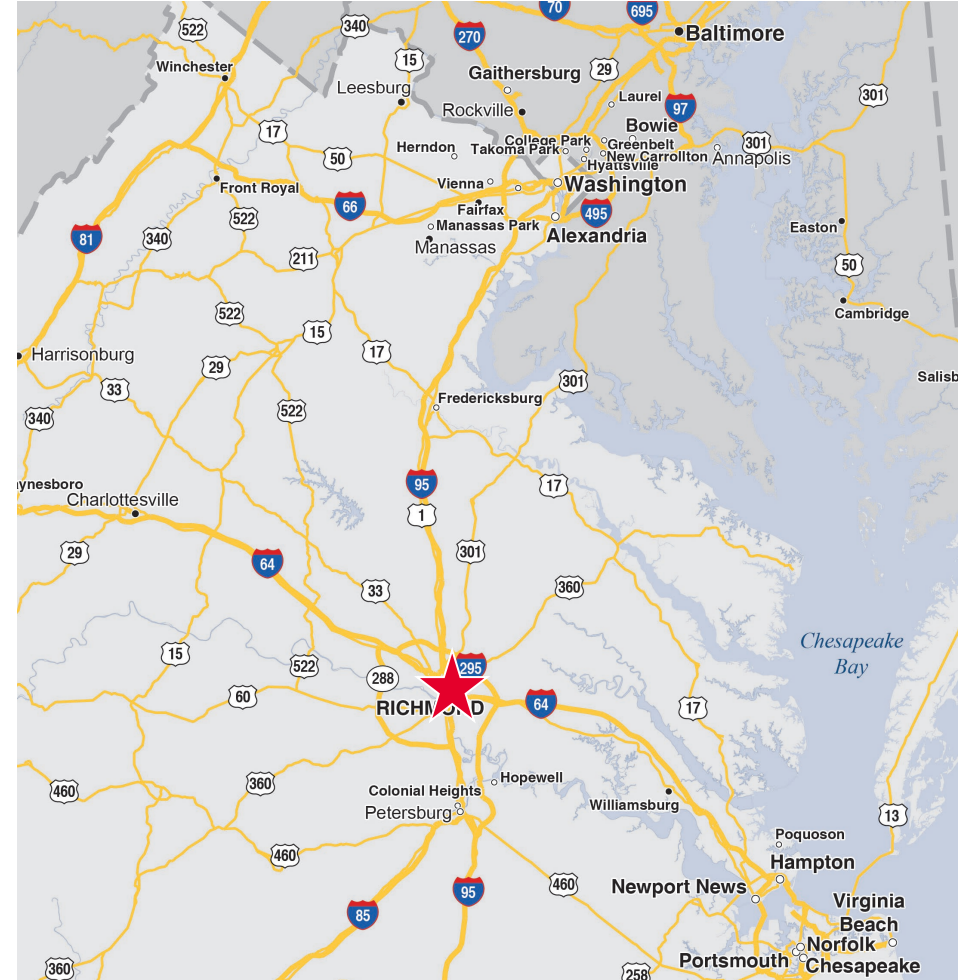
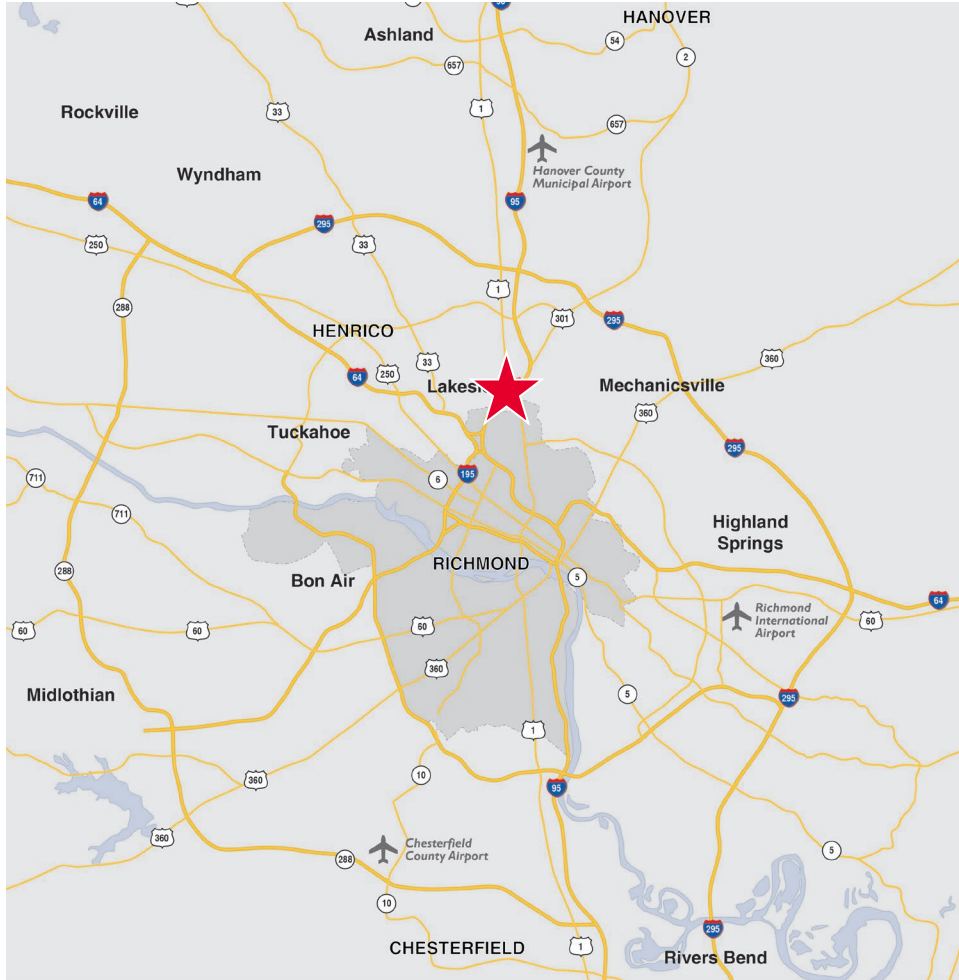
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