

# Brookhill Azalea Shopping Center

5206-5246 Chamberlayne Road | Richmond, Virginia 23227

For Lease / Retail Anchor Opportunity & Pad Site

Several Spaces Available



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# Brookhill Azalea Shopping Center

## PROPERTY OVERVIEW

- 765 - 8,100 SF AVAILABLE
- 8,278 SF AVAILABLE FEBRUARY, 2025
- 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 Food Lion
- Pad available as ground lease or build-to suit

## TENANTS & NEARBY RETAILERS



Jackson Hewitt  
TAX SERVICE

DOLLAR  
GENERAL



SUBWAY Rainbow

metro by T Mobile CITITRENDS



HIBBETT  
SPORTS



# EXECUTIVE SUMMARY

Center Size	87,500 SF on 14.75 acres
Anchors	Food Lion
Signage	Storefront & monument signage available



## TRAFFIC COUNTS

20,000 VPD - Brook Road (Route 1)  
 15,000 VPD - Chamberlayne Road  
 15,000 VPD - Azalea Avenue

# NEARBY FUTURE DEVELOPMENT

Helios Apartments  
 186 apartment units  
 Anticipated delivery Mid-late 2025

Crossings at Mulberry  
 150 townhomes  
 Unknown delivery date

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	8,950	72,109	234,647
Households	3,903	33,396	104,570
Avg. Household Income	\$89,750	\$86,128	\$96,987
Daytime Population	8,069	84,129	335,170



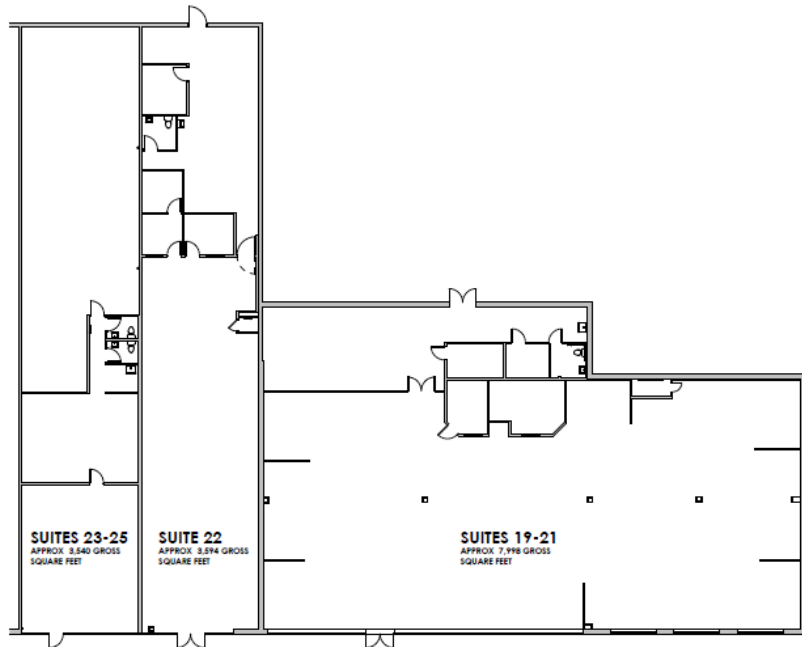
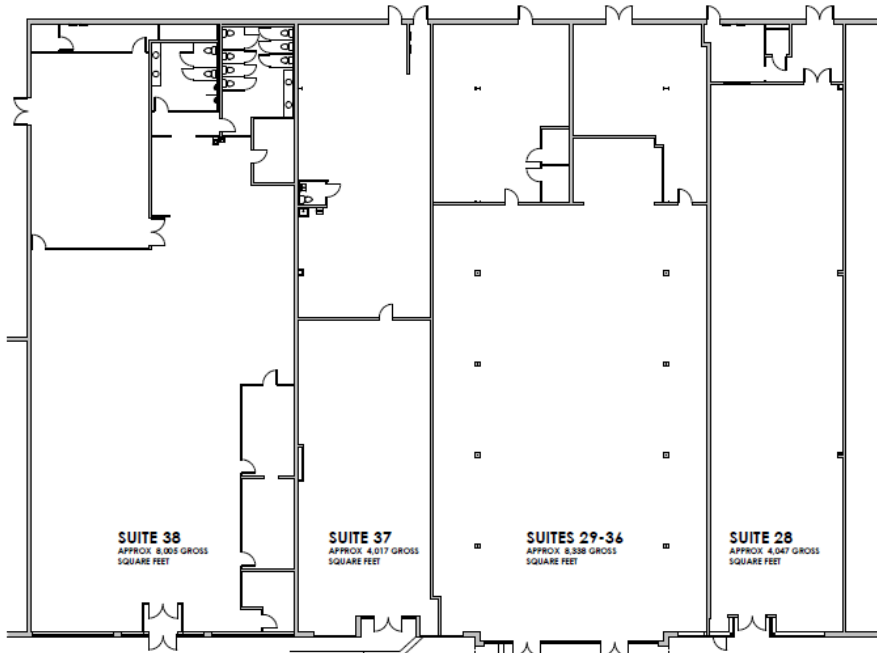
# CENTER SITE PLAN

UNIT	TENANT	UNIT	TENANT	UNIT	TENANT
1	Food Lion	12-13	Adventure Dental	39	Metro PCS
2	AVAILABLE - 2,020 SF	16	Redefine Beauty School	39B	YY Massage
3	Best Wireless	18	Wash House	40	Brookhill Tobacco and Vape
4	Boost Mobile	19-21	Oak Health	41	Citi Trends
5	Lokman's Best Wings	22	AVAILABLE - 3,880 SF	43A	AVAILABLE - 765 SF
6	Lizzy's African Cuisine	23-25	First Access Day Support	43	T J Nails
7	4B Kutz	26-27	Dollar General	44	Subway
8	Flying Dragon	28	AVAILABLE - 4,050 SF	45-46	Rainbow Shops
9-10	AVAILABLE - 3,200 SF	29-36	AVAILABLE (2/2025) - 8,278 SF	47	Peruvian Charcoal Chicken & Grill
11	Jackson Hewitt	37	AVAILABLE - 3,175 SF	OP 1	AVAILABLE - 2,544 SF
		38	AVAILABLE - 8,100 SF	OP 2	KFC

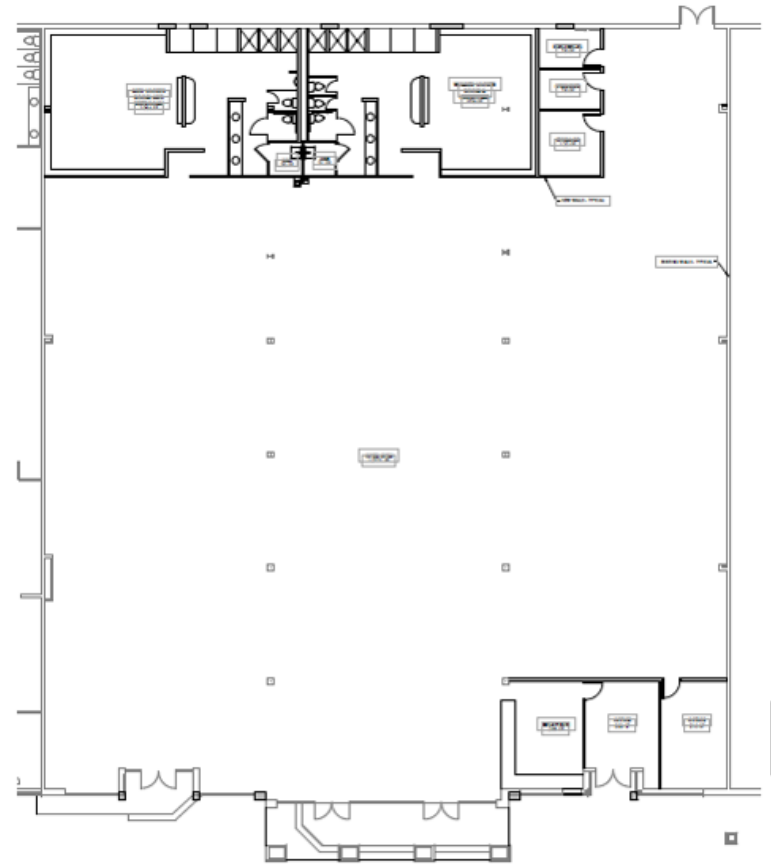


# SPACE PLANS

Current Layout of Available Space



Potential Layout for Units 28-37





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