

Sublease

Walmart

CBRE

Freestanding Retail

Junior Box Opportunity | 41,117 Sq. Ft.

5221 Brook Road | Richmond, VA 23227 | Store #3885



Property Overview

- + 41,117 Sq. Ft. on 6.24 Acres
- + Sublease opportunity at a former Walmart Neighborhood Market
 - \$16.09 PSF
 - Expires 08/11/2035
- + Freestanding building with ample parking
- + Fuel station will be removed
- + Accessible from Brook Road and W Seminary Avenue
- + Easily access to I-95
- + Wawa attracts over and average of 98,700 visitors monthly
- + Westminster Canterbury Retirement Community recently completed construction at the Brook Road and Azalea Avenue intersection and is home to over 800 residents.

Area Overview

The subject property is located on the northside of Richmond and is less than a 15 minute drive to downtown. The surrounding area is densely populated and primarily residential. The site is perfect for businesses seeking visibility and residents looking for convenience.



Businesses (5 mi)
11,756



Employees (5 mi)
250,502



Major Employers

- VCU Health System
- Capital One Financial
- HCA Virginia Health System

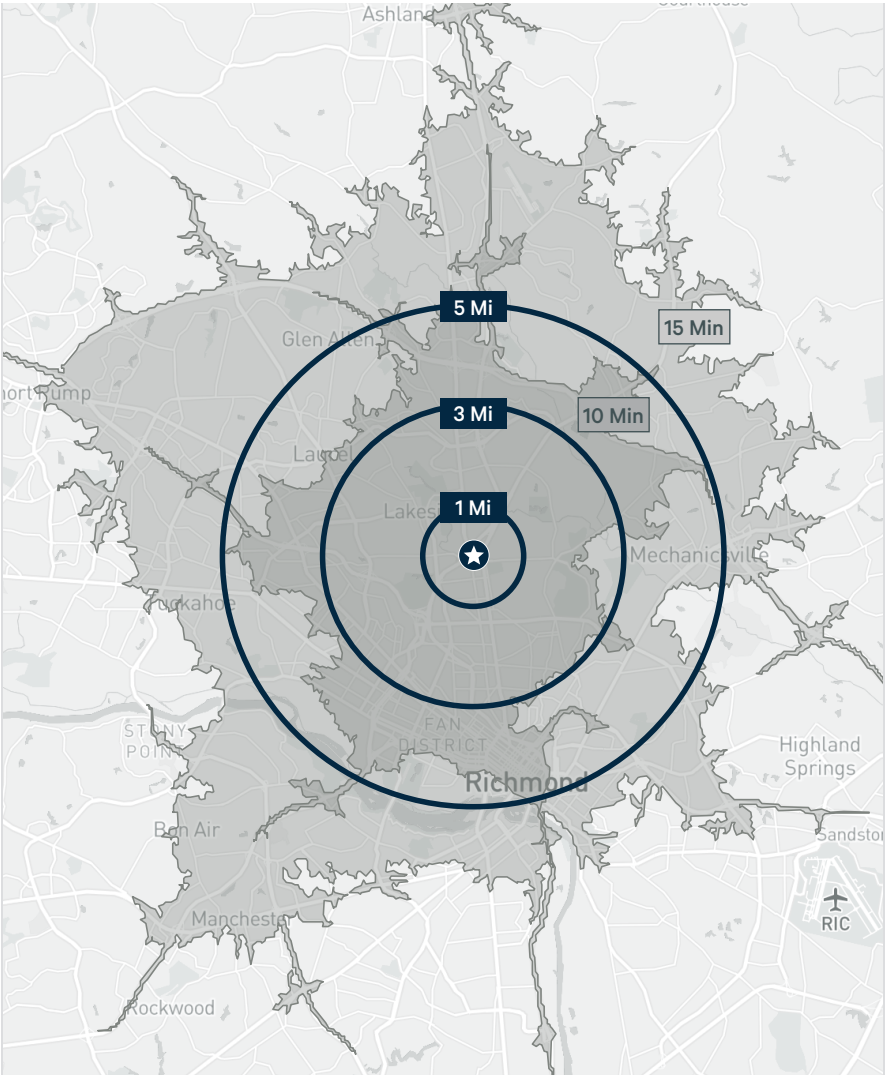


Hotels (5 mi)
62 / 6,607 Rooms



Area Traffic Generators

- Richmond Raceway
- Brookhill Shopping Center
- Northpark Shopping Center



2025 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	9,186	9,056	4,087	\$64,584	43.3
3 Miles	75,736	90,542	35,644	\$74,837	39.2
5 Miles	240,582	340,147	107,874	\$75,694	35.3
5 Minutes	33,295	32,797	15,601	\$70,116	42.7
10 Minutes	200,432	312,031	91,932	\$76,186	35.1
15 Minutes	474,905	580,967	207,841	\$81,813	36.8

Sublease

