

FOR SUBLEASE

**3955 Deep Rock Road
Henrico, VA 23233**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Deep Run Centre II

- 4,745± SF flex/showroom space available
- End-Cap Opportunity – Ideal for showroom, flex, or hybrid office/warehouse use
- Prominent complex frontage along W Broad Street corridor
- Excellent accessibility - Less than 1 mile from Gaskins Rd/I-64 interchange
- Sublease runs through 5/31/2028
- Contact Agent for pricing details

Demographics	1 mile	3 mile	5 mile
2026 Population	10,669	95,421	204,298
Avg HH Income	\$112,772	\$126,201	\$131,788
Daytime Employees	15,235	54,658	103,890

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For More Information:

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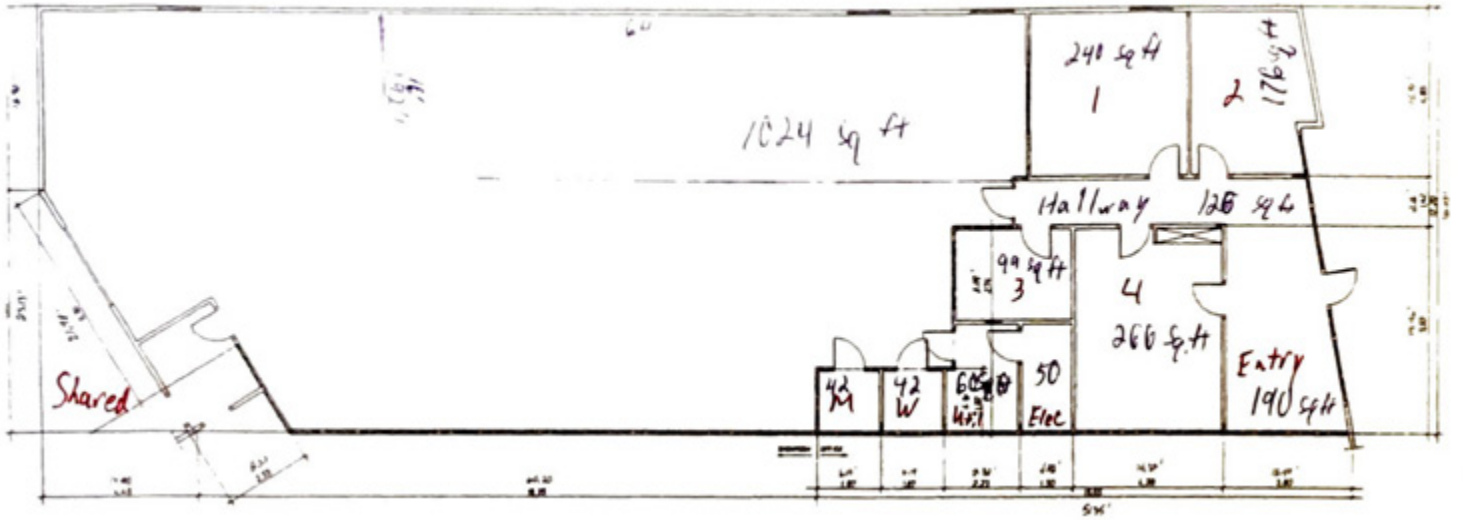
4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

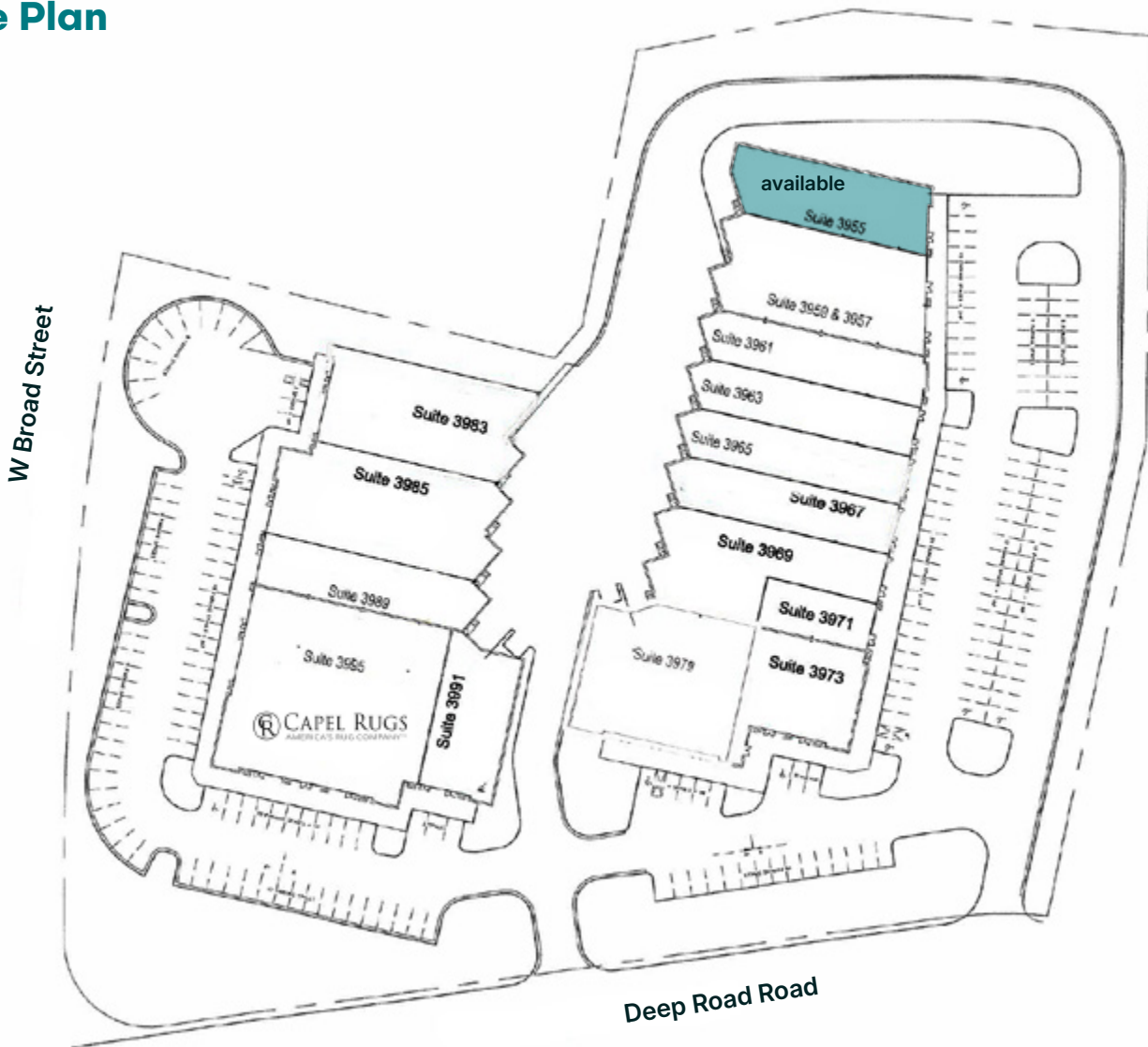
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Floor Plan

4,745± SF flex/showroom



Site Plan



Market Overview

Henrico, VA

THE RIGHT PLACE TO GROW YOUR BUSINESS

Deep Run Centre II is a well-located flex office/warehouse property positioned along the highly traveled West Broad Street corridor in Henrico County's Far West End. The center benefits from strong visibility, convenient regional access, and proximity to established retail and office hubs including Short Pump and Innsbrook.

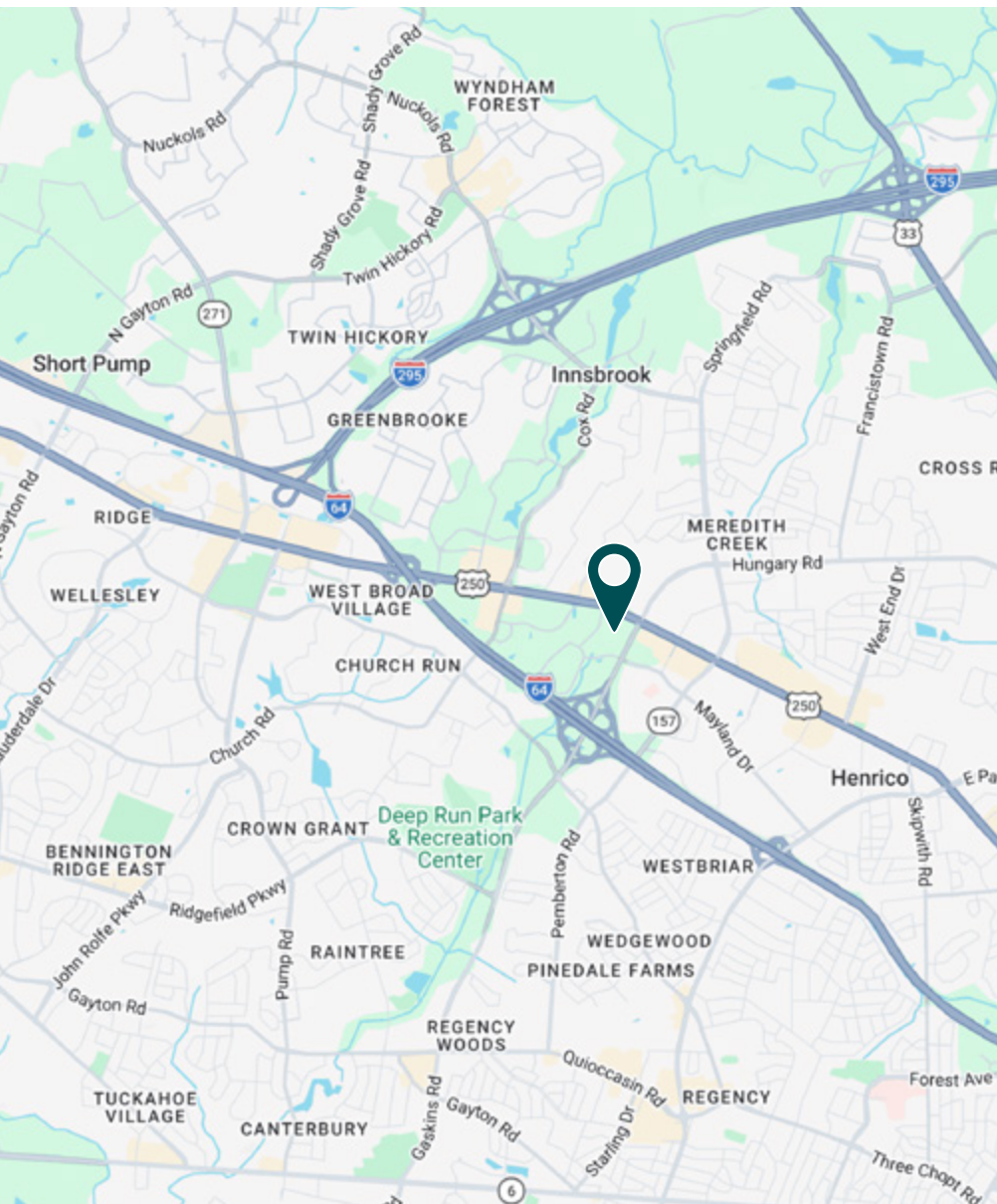
Located near the signalized intersection of West Broad Street and Gaskins Road, the property offers efficient access to I-64 via the Gaskins Road interchange, placing it within one mile of the interstate. Deep Run Centre II features dock loading, illuminated monument signage along West Broad Street, and flexible suite configurations suitable for a range of office, service, and light industrial users.

45,000 VPD

W Broad Street
& Deep Rock Road

\$126,000+

Average
Household Income



Nearby Amenities



7-Eleven
Applebee's
Akoya
Bonefish Grill
Boychiks Deli
Burger Bach
Burgerworks
Capital Ale House
Chanello's Pizza
Charley's Cheesesteak
Chick-fil-A
Chicken Salad Chick
Chipotle
Chopt
Chuy's
Corner Bakery
Crumbl
Cupertino's
Cracker Barrel
Dunkin'
Firehouse Subs
Five Guys
Hondos
IHOP
Jimmy John's
Joey's Hot Dogs
Leonardo's
LongHorn
Mama Cucina
McDonald's
Moe's Southwest Grill
Nash & Smashed
Panda Express
Panera Bread
Potbelly
Sheetz
Silver Diner
Starbucks
Taziki's
Thai Flavor Food
Silver Diner
Starbucks
Wawa



Best Buy
Costco Wholesale
CVS
Golf Galaxy
Hobby Lobby
HomeGoods
Kroger
Marshalls
Planet Fitness
Publix
REI
Sam's Club
Shoe Carnival
Target
The Home Depot
Trader Joe's
Whole Foods



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M&T Bank
SouthState Bank
Truist
Virginia Credit Union
Wells Fargo Bank



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