

FOR LEASE

**7430 Brook Road
Richmond, VA 23227**



COMMONWEALTH
COMMERCIAL REAL ESTATE SOLUTIONS



Property Features

- 3,200 SF freestanding building with direct frontage on Brook Road, averaging 24,000 VPD
- Ample parking - 44 total parking spots
- Renovated with an open floorplan, polished concrete floor, +/- 12 ft ceilings
- Easy access to I-95, I-295, E Parham Road
- Monument signage opportunity

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	61,211	201,216	615,662
AVERAGE HH INCOME	\$101,419	\$119,125	\$125,118
DAYTIME EMPLOYEES	36,364	131,569	359,010

This document has been prepared for informational purposes only. All information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein.

For More Information:

Liz Gray

Senior Associate

o: 804-433-1814

lgray@commonwealthcommercial.com

Russell Wyatt

Senior Vice President, Partner

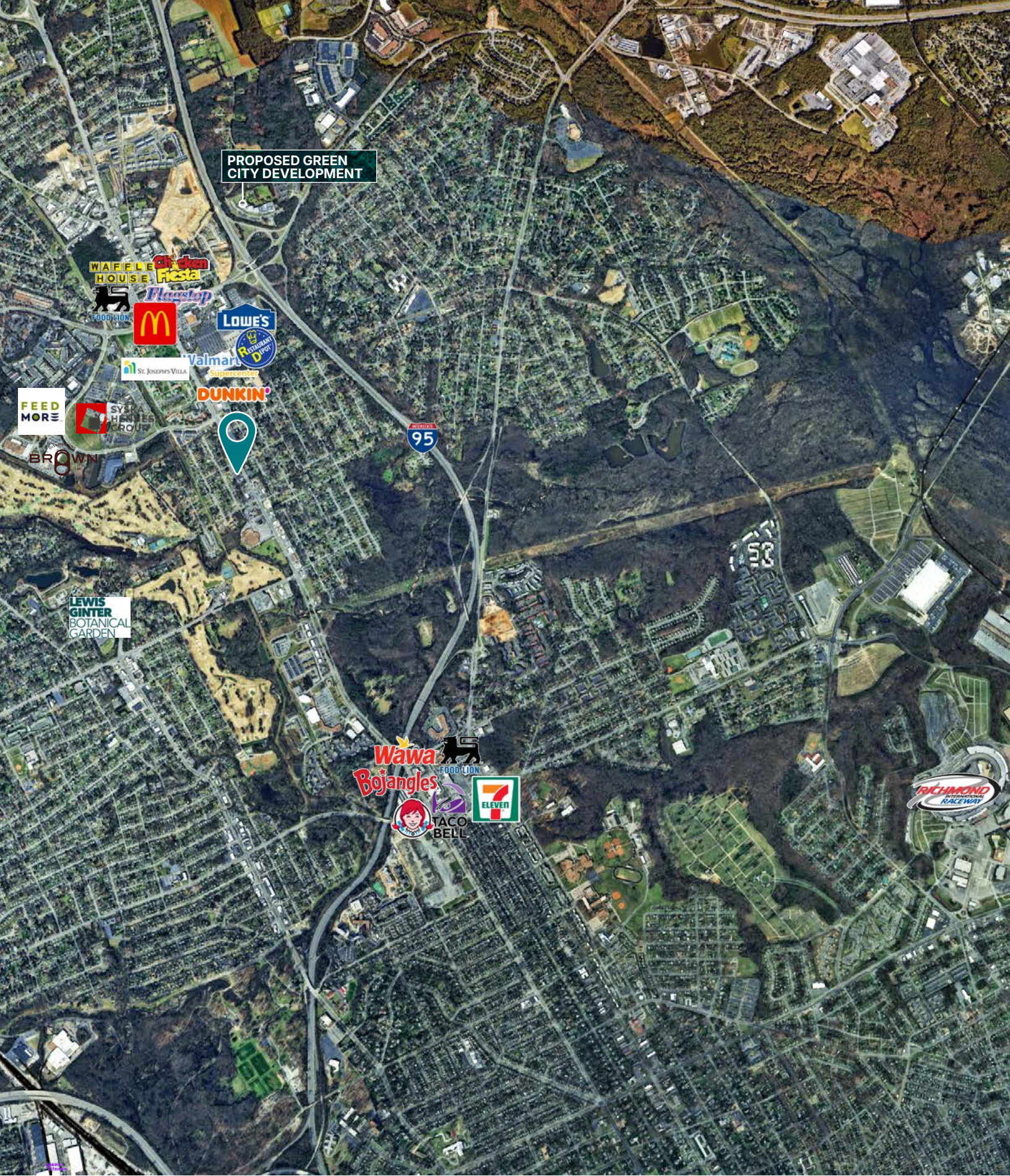
c: 804-221-4272

rwyatt@commonwealthcommercial.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com



PROPOSED GREEN
CITY DEVELOPMENT

Waffle House
Chicken
Fiesta
Flagstop



Walmart
Supercenter

DUNKIN'



95

FEED
MORE



St. Joseph's Villa

BROWN

LEWIS
GINTER
BOTANICAL
GARDEN

Wawa
Bojangles





Market Overview

RICHMOND SNAPSHOT

A Proven Mid-Atlantic Business Market

Richmond continues to stand out as a stable, business-friendly market supported by economic diversity, competitive operating costs, and a skilled workforce. Its strategic Mid-Atlantic location and high quality of life have positioned the region as an increasingly attractive destination for companies and investment seeking long-term growth.

Anchored by Fortune 500 Leadership

As of the most recent Fortune rankings, Greater Richmond is home to multiple Fortune 500 and Fortune 1000 headquarters, reinforcing the region's role as a major Mid-Atlantic corporate center.

Notable Fortune 500–Headquartered Companies

Performance Food Group	Food wholesaler
CarMax	Automotive retailer
Altria Group	Tobacco and wine products
Dominion Energy	Electric and gas utility

The region has been recognized by *The Wall Street Journal* as one of the country's "Hottest Job Markets," reflecting solid labor force growth, low unemployment, and expanding payrolls.



Market Highlights

#11

Hottest Job Market in the U.S.

2nd-highest

Labor force growth among major U.S. metro areas

725,000+

Labor force in the Richmond MSA, reflecting a deep and expanding talent pool

Lifestyle Amenities That Attract and Retain Talent

- Richmond offers an active, urban lifestyle with walkable neighborhoods, a thriving food and brewery scene, and outdoor recreation along the James River—one of the few cities with whitewater rapids running through downtown.
- Richmond is home to nationally recognized cultural institutions, including the Virginia Museum of Fine Arts, one of the largest art museums in the U.S. with free general admission, complemented by a strong local music, theater, and arts community.
- The region is anchored by multiple colleges and universities, including Virginia Commonwealth University, supporting a steady pipeline of educated talent and reinforcing Richmond's appeal to employers and workforce growth.