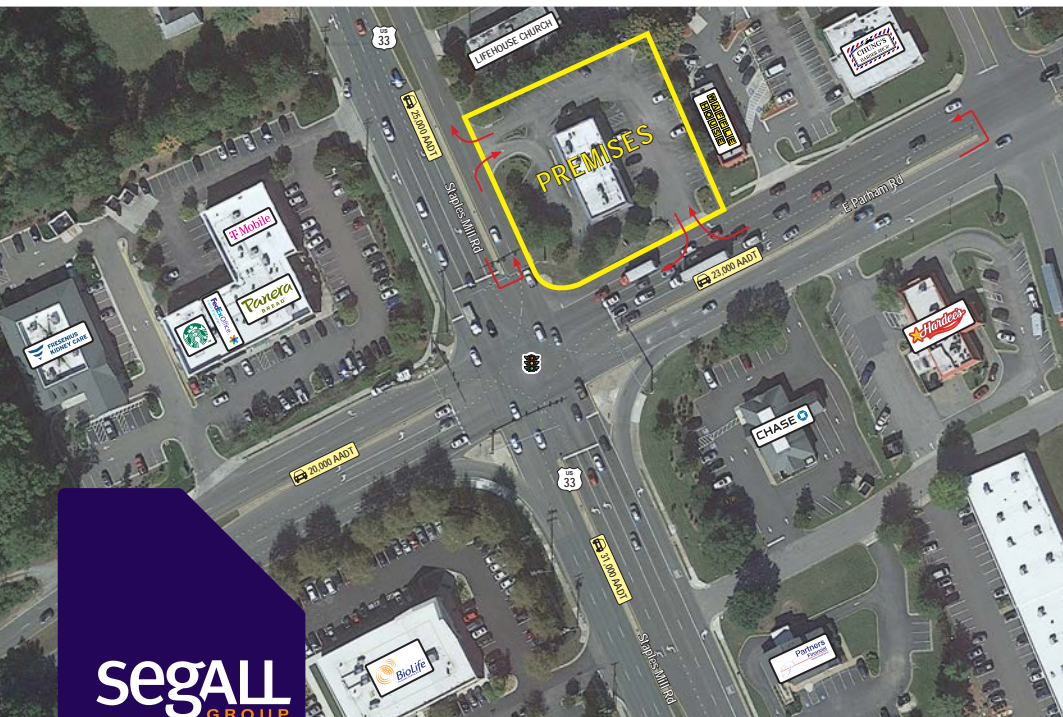


**FOR LEASE** Available Immediately



360°  
VIRTUAL TOUR



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COMMERCIAL REAL ESTATE

# 8801 Staples Mill Road

Richmond, VA 23228

## Overview

Highly visible, freestanding, former Burger King for lease located at the signalized intersection of Staples Mill Road and E Parham Road. Adjacent to the Henrico County Government offices and Hermitage High School, this location benefits from a steady traffic volume with a 23,000 AADT on Parham Rd and a 25,000 AADT on Staples Mill Rd. The ± 3,500 square foot building with drive-thru is situated on 0.83 acres and offers 40 parking spots, with a population count over 200,000 within a 5 mile radius.

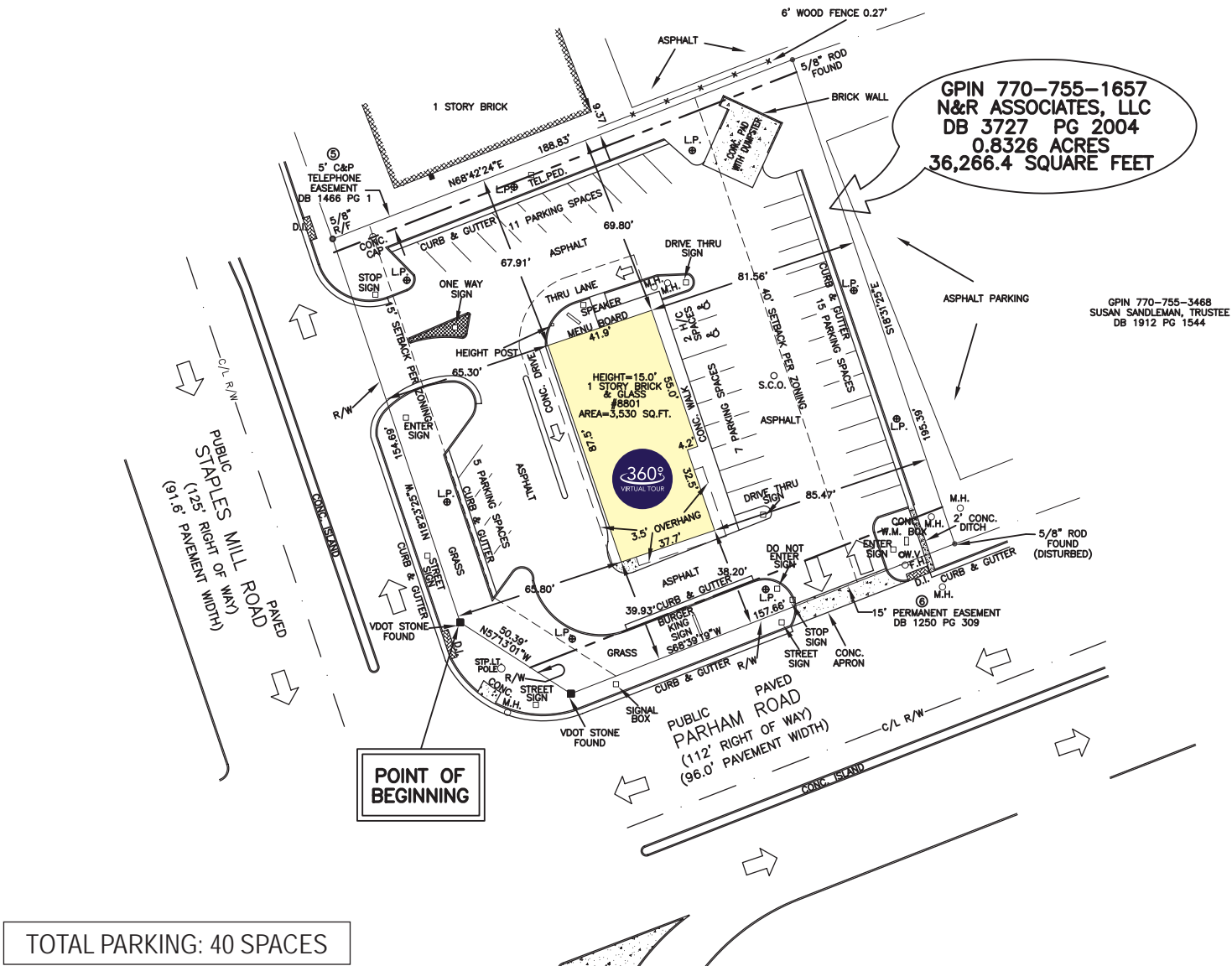
## Quick Facts

**Availability** Immediate  
**Size** ±3,564 square feet  
**Rental Rate** Negotiable  
**Net Charges** CAM - self-performed by tenant; RE Taxes & INS - to be paid by tenant (amount pending)

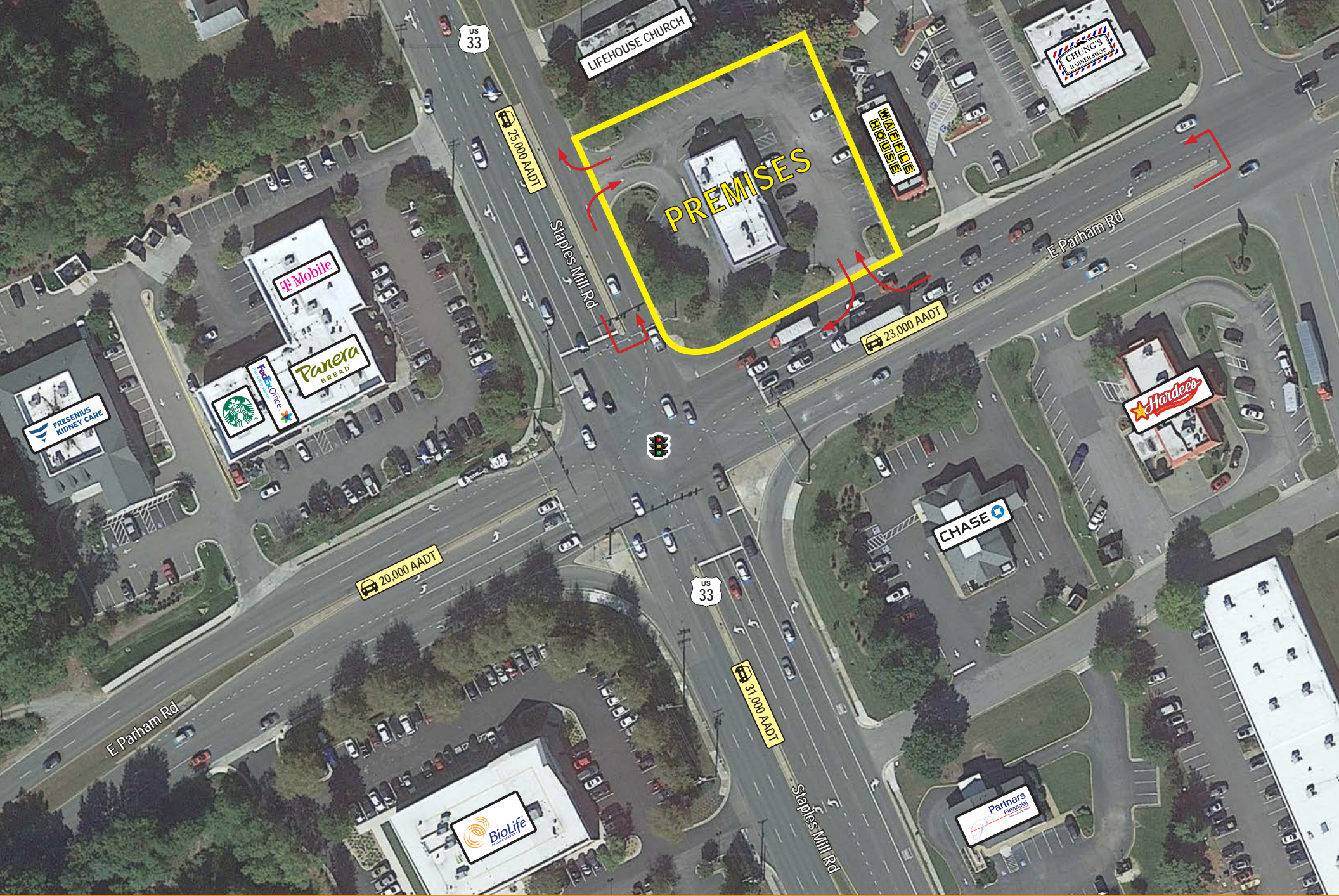
**Nearby Tenants**



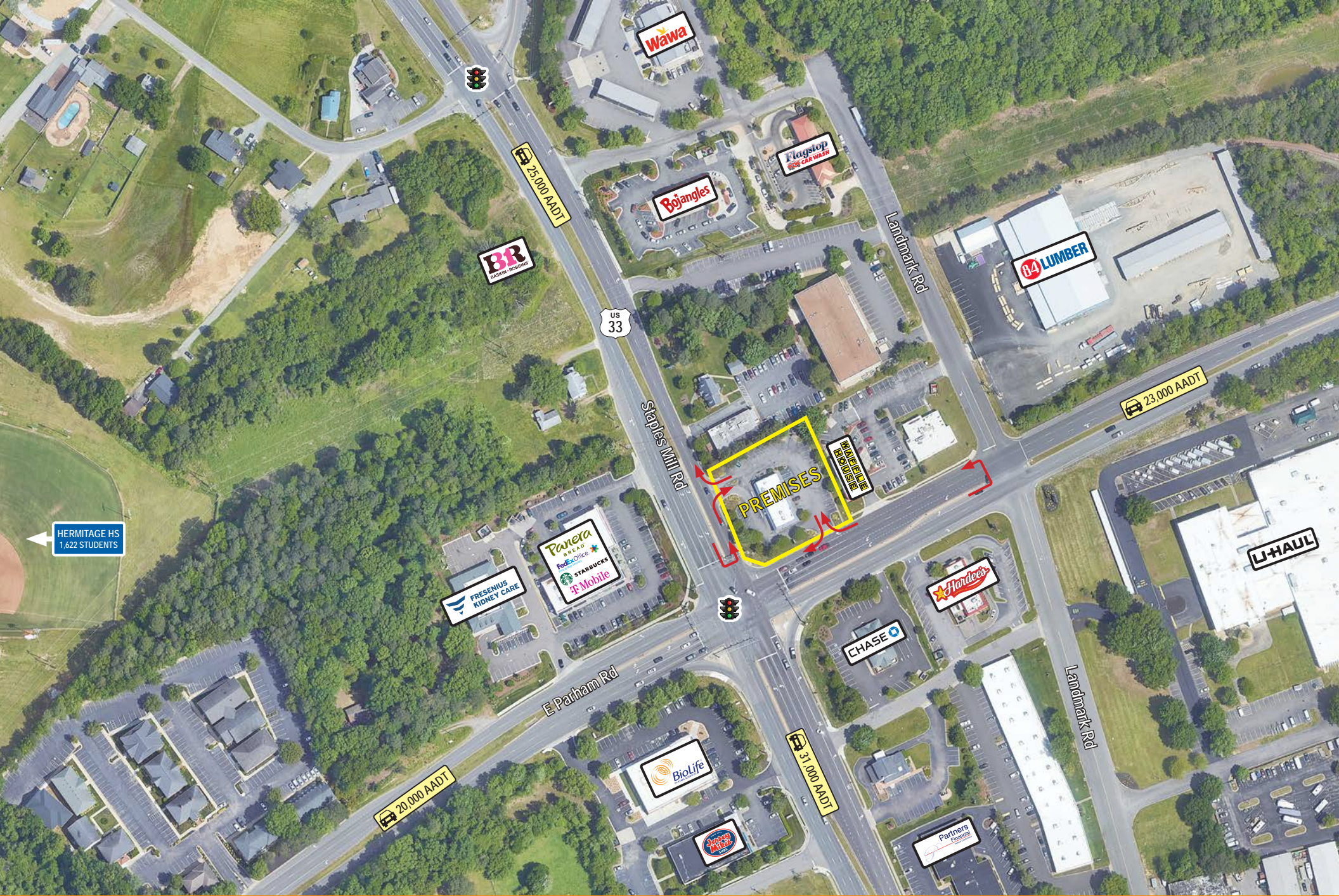
2023 Demographics	1 mile	3 miles	5 miles
POPULATION	10,651	87,528	203,120
HOUSEHOLDS	4,392	36,874	85,672
AVG. HH INCOME	\$72,605	\$84,240	\$104,936
DAYTIME POPULATION	15,591	125,936	267,302
TRAFFIC COUNT	31,000 AADT (Staples Mill Rd - US-33)	23,000 AADT (E Parham Rd)	











HERMITAGE HS  
1,622 STUDENTS








# Interested? Contact:

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 804.336.2501

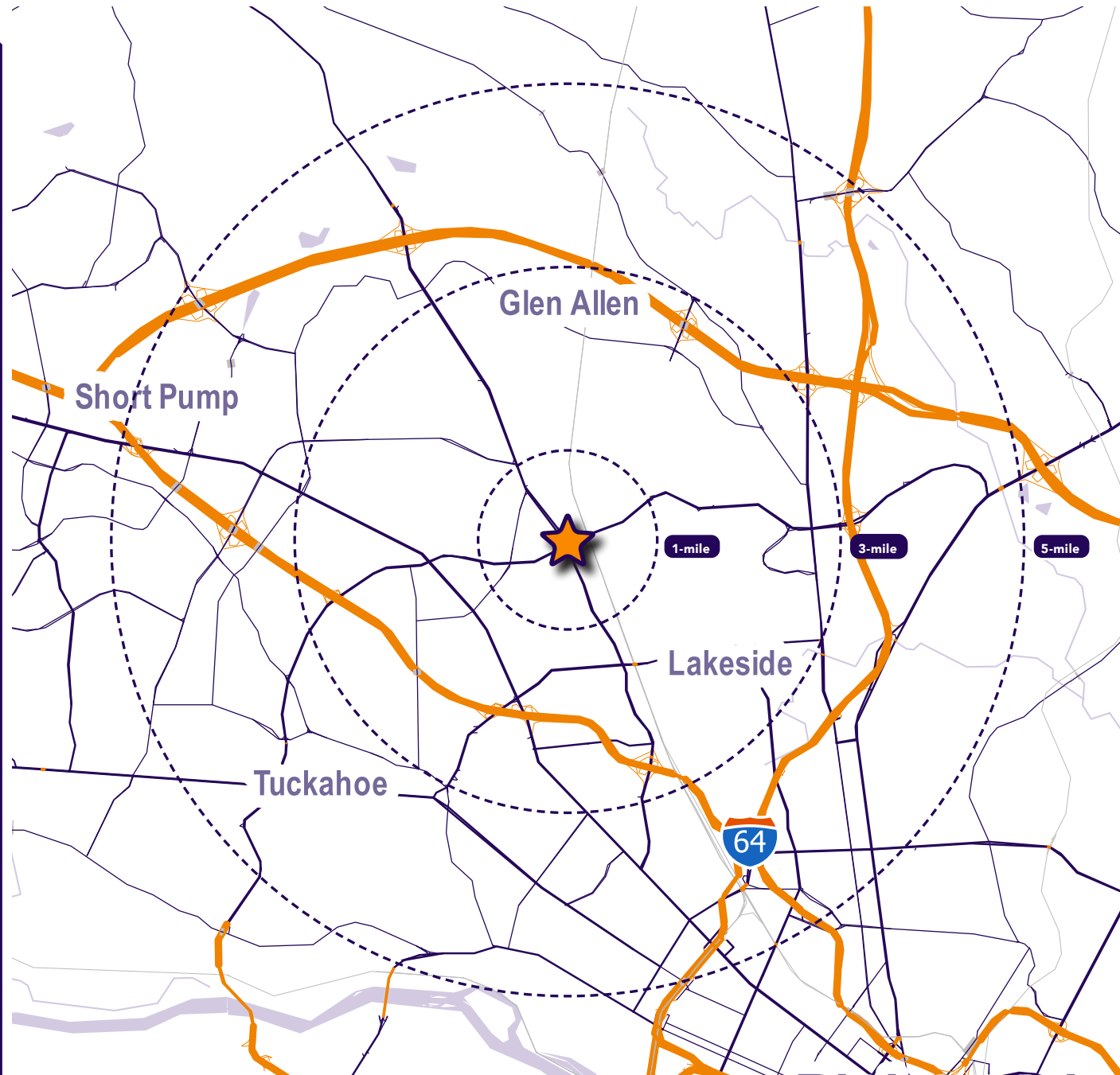
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