

FOR LEASE



# Wistar Center

8115 Staples Mill Road / Richmond, VA 23228

## Overview

Located just off Staples Mill Road, this multi-tenant building offers great visibility and frontage with daily traffic counts topping 32,000. Minutes from major thoroughfares including I-64, I-95, and West Broad Street, there is unlimited connectivity to the greater Richmond Region. 1,254 SF of retail space remains nestled in this dense residential and commercial hub offering a wide customer base. With its combination of visibility, accessibility, and strong surrounding demographics, 8115 Staples Mill Road presents an opportunity for tenants seeking to establish or expand their presence in one of Richmond's most active commercial corridors.

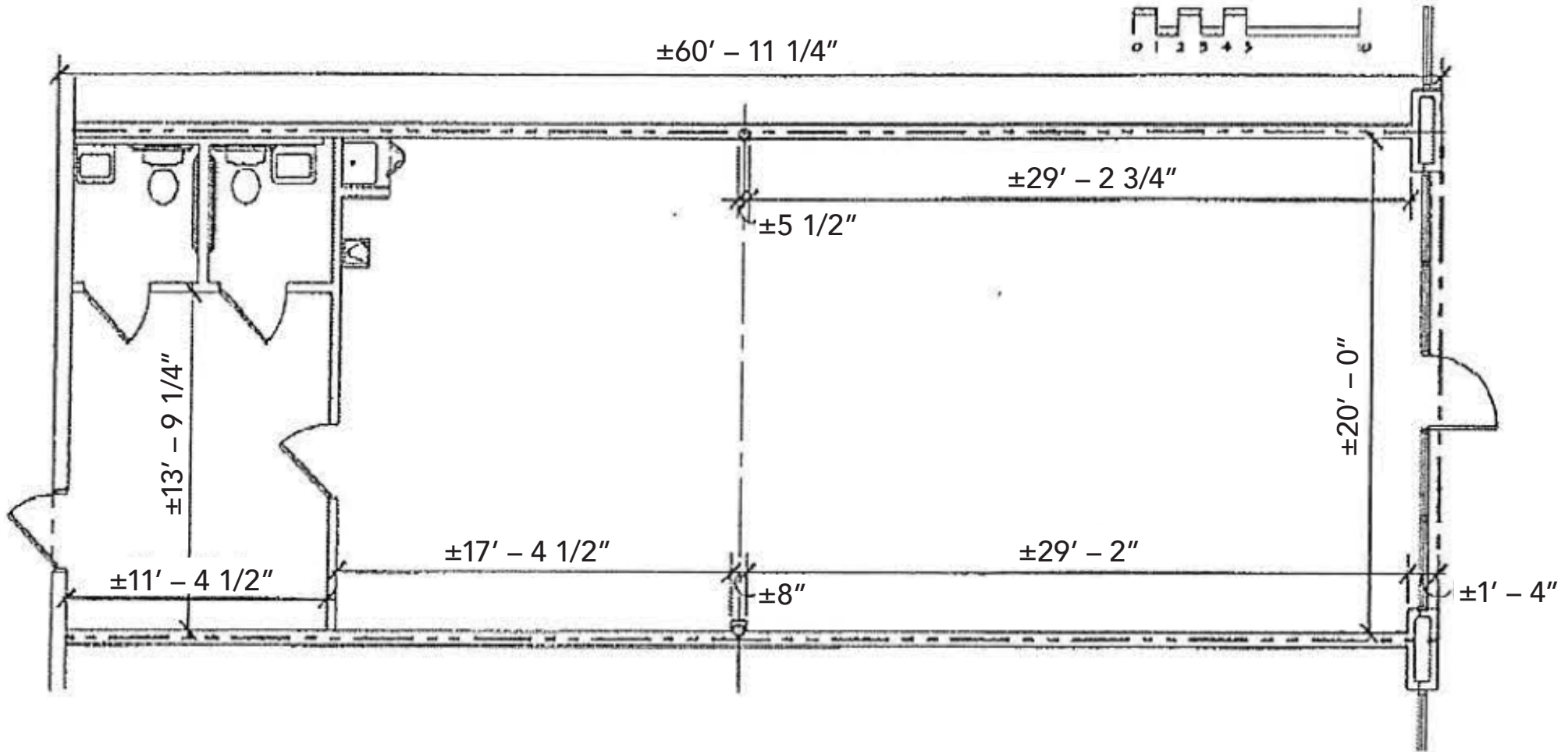
## Quick Facts

- Availability** September 1, 2026
- Size** 1,254 square feet
- Rental Rate** Negotiable
- Net Charges** CAM: \$5.69 psf; TAX: \$0.92 psf; INS: \$0.37 psf
- Tenants**

| 2025 Demographics  | 1 mile                                  | 3 miles          | 5 miles          |
|--------------------|---|------------------|------------------|
| POPULATION         | <b>10,212</b>                           | <b>84,237</b>    | <b>220,361</b>   |
| HOUSEHOLDS         | <b>4,276</b>                            | <b>35,956</b>    | <b>95,019</b>    |
| AVG. HH INCOME     | <b>\$101,879</b>                        | <b>\$103,126</b> | <b>\$131,048</b> |
| DAYTIME POPULATION | <b>13,340</b>                           | <b>135,095</b>   | <b>281,887</b>   |
| TRAFFIC COUNT      | <b>32,000 AADT</b><br>(Staples Mill Rd) |                  |                  |

| TENANT                             | UNIT        | SIZE (SF)    |
|------------------------------------|-------------|--------------|
| ETC! EVENTS                        | 8101 - 8103 | 2,461        |
| ENLUXE NAILS & SPA                 | 8105 - 8107 | 2,291        |
| CROWN TROPHY                       | 8109 - 8113 | 3,659        |
| <b>AVAILABLE</b>                   | <b>8115</b> | <b>1,254</b> |
| TOTALLY WIRELESS                   | 8117        | 1,137        |
| TANDY LEATHER FACTORY              | 8119 - 8121 | 2,460        |
| THE RISE RETREAT                   | 8123        | 1,095        |
| SMOKER'S WORLD                     | 8125        | 1,232        |
| ASIAN MASSAGE CENTER               | 8127        | 1,232        |
| LA MICHOCANA                       | 8129        | 1,233        |
| TIP-THAI RESTAURANT                | 8131 - 8133 | 2,382        |
| A POWER ELECTRIC                   | 8135        | 2,349        |
| ADECCO                             | 8137        | 2,252        |
| ROYAL MEDICAL TRANSPORTATION       | 8139        | 2,205        |
| INNOVATE PLUMBING CONTRACTORS      | 8141 - 8143 | 5,594        |
| LEVEL 3 COMMUNICATIONS (LUMEN)     | 8145        | 2,394        |
| DOG TRAINING ELITE                 | 8147        | 3,128        |
| BUDGET BLINDS                      | 8149        | 1,449        |
| PLEASANT PEST CONTROL & SANITATION | 8151        | 2,315        |
| BLESSED HANDS & HEART              | 8153        | 2,392        |
| BRIGHTVIEW                         | 8155 - 8157 | 4,578        |









WISTAR CENTER

TIP-THAI RESTAURANT  
LA MICHOCACANA CRAVE & MUNCHIES

ROYAL

metro

1,254 SF

BUDGET BLINDS

CROWN TROPHY

ENLUXE  
— NAILS & SPA —

BLESSED HANDS & HEART

Staples Mill Rd

32,000 A LOT

Wistar Rd

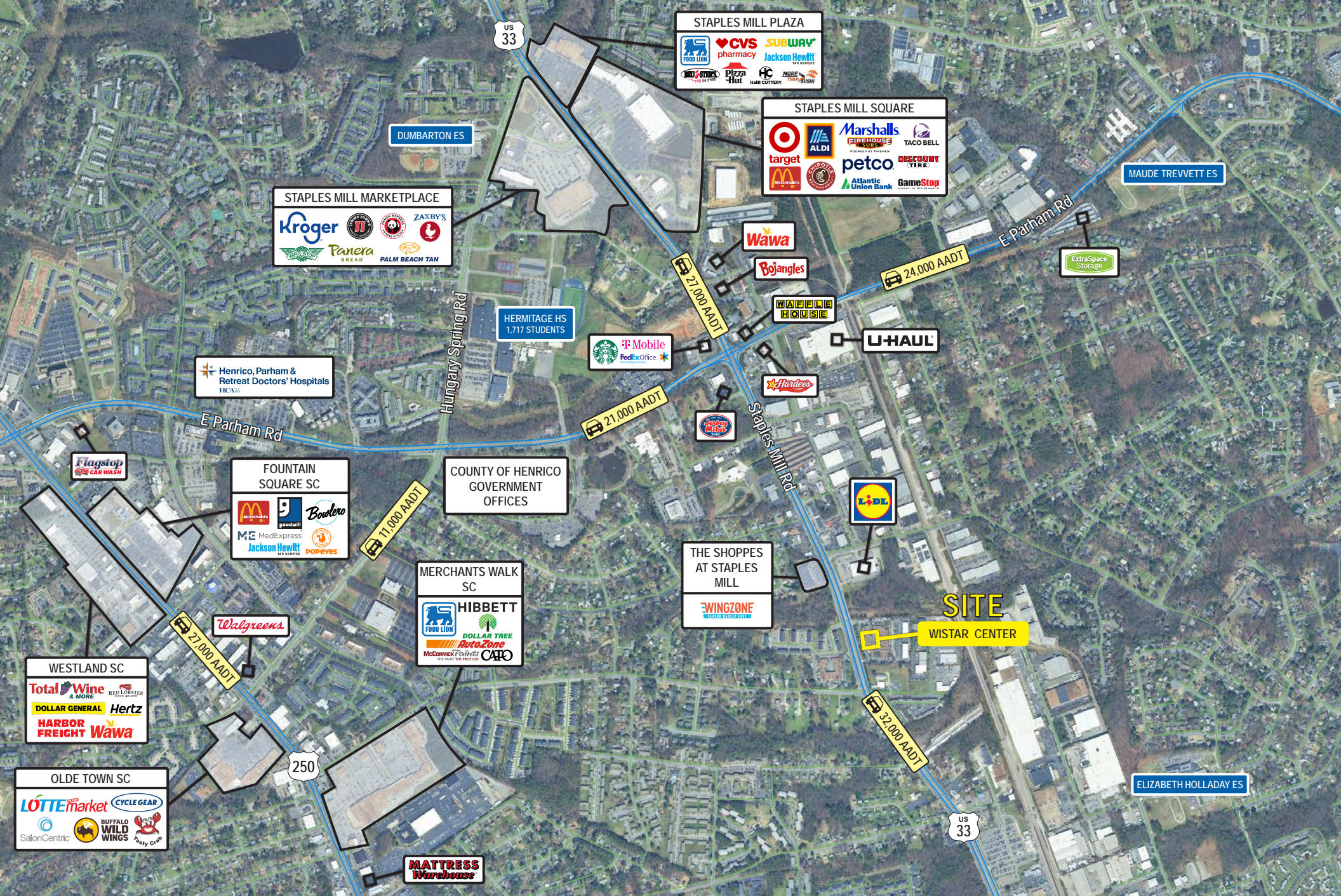
Wistar Rd

Kimway Dr

S&E  
CROSSFIT

American Door & Glass, Inc.

Lockwood  
BROADCAST GROUP



# Interested? Contact:

## Ainslie Roland

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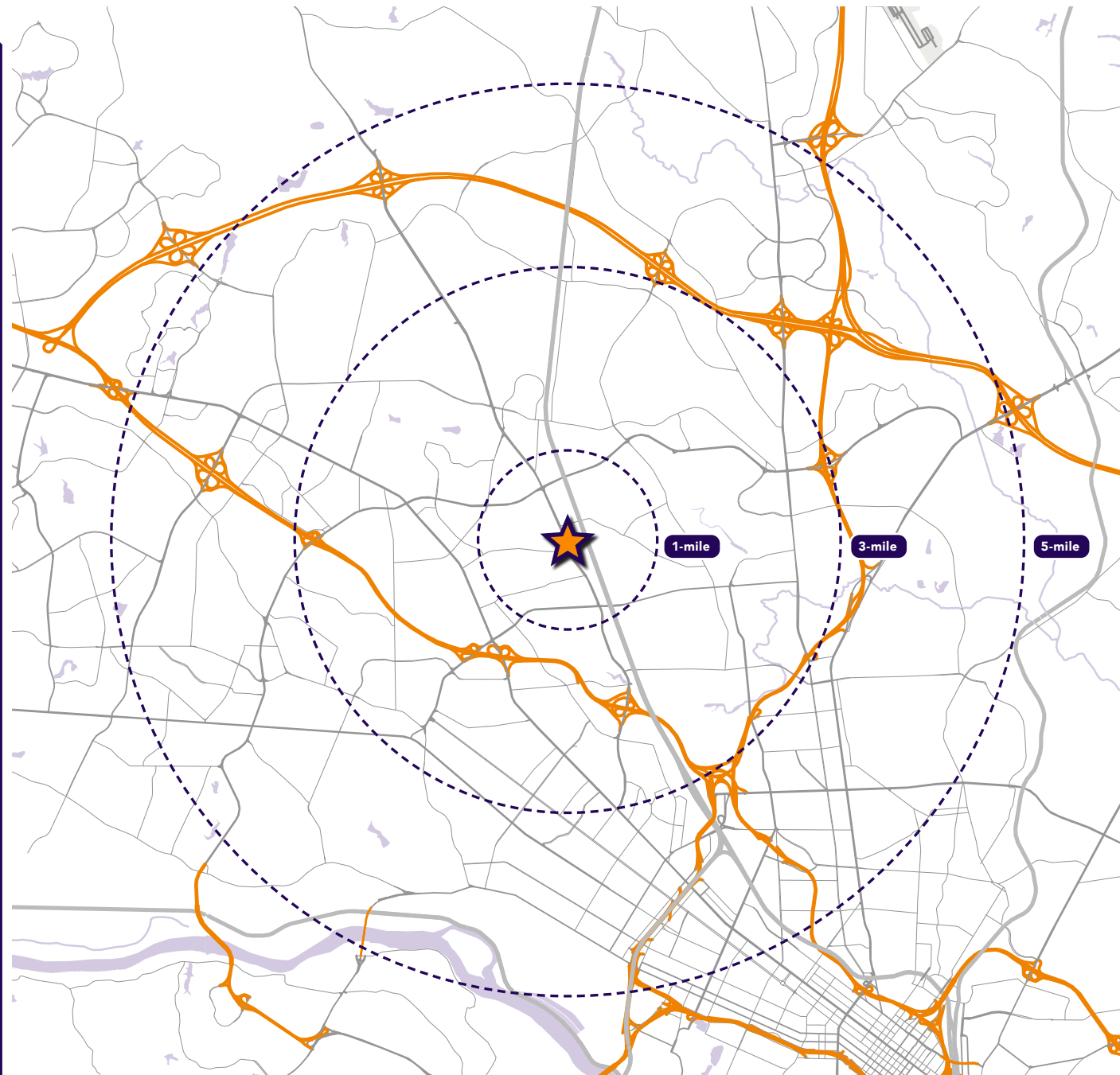
📱 804.363.6887

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### Richmond

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Glen Allen, VA 23060  
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### Online

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