

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	February 1, 2027
Size	1,254 square feet
Rental Rate	Negotiable
Net Charges	CAM: $5.69 psf; TAX: $0.92 psf; INS: $0.37 psf
Tenants	metro by T-Mobile · Crown Trophy · Enluxe Nails & Spa · Budget Blinds · Royal Medical Transportation LLC

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

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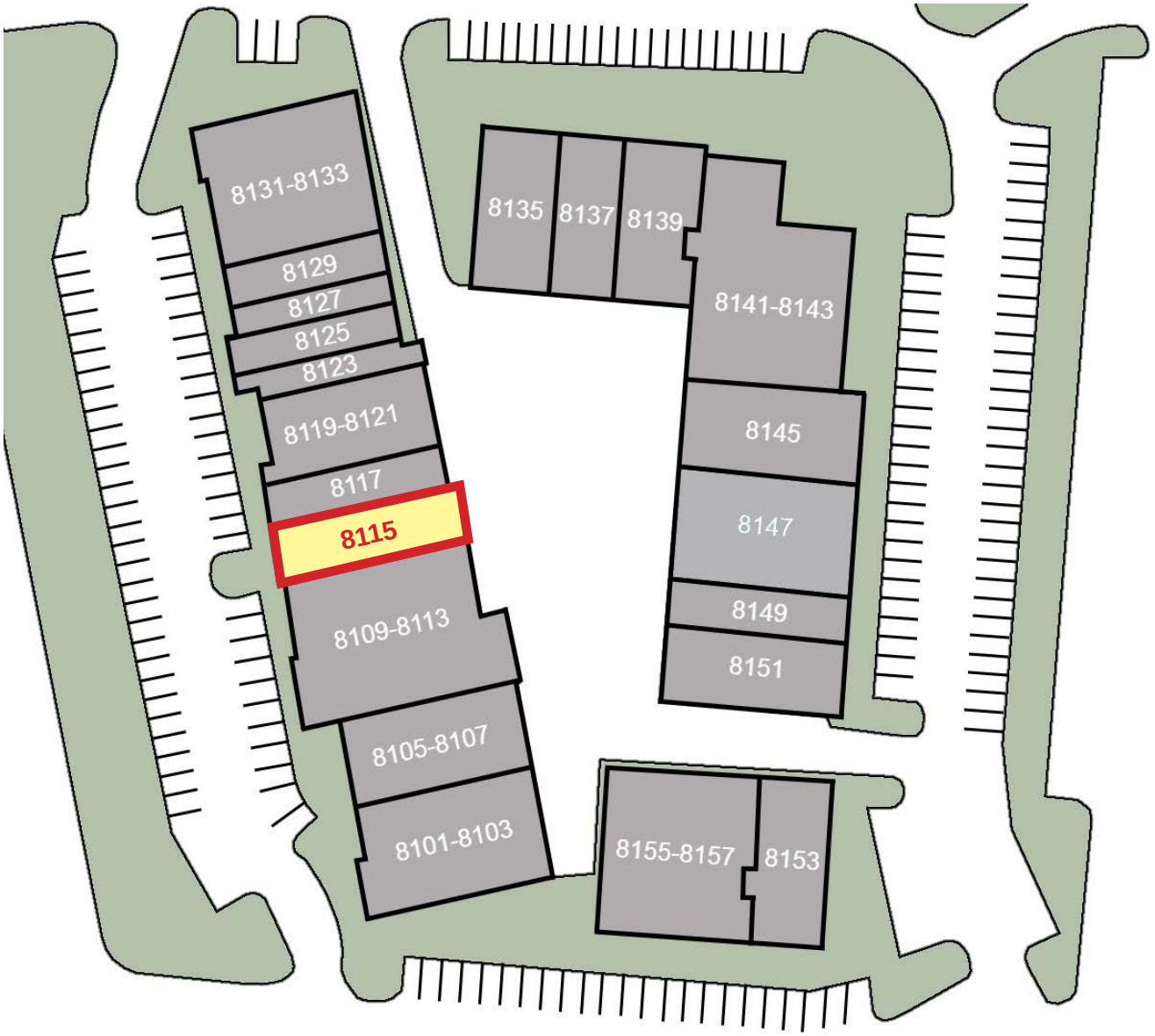
COMMERCIAL REAL ESTATE

TENANT	UNIT	SIZE (SF)
ETC! EVENTS	8101 - 8103	2,461
ENLUXE NAILS & SPA	8105 - 8107	2,291
CROWN TROPHY	8109 - 8113	3,659
AVAILABLE	8115	1,254
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 MICHOACANA	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



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Site Plan

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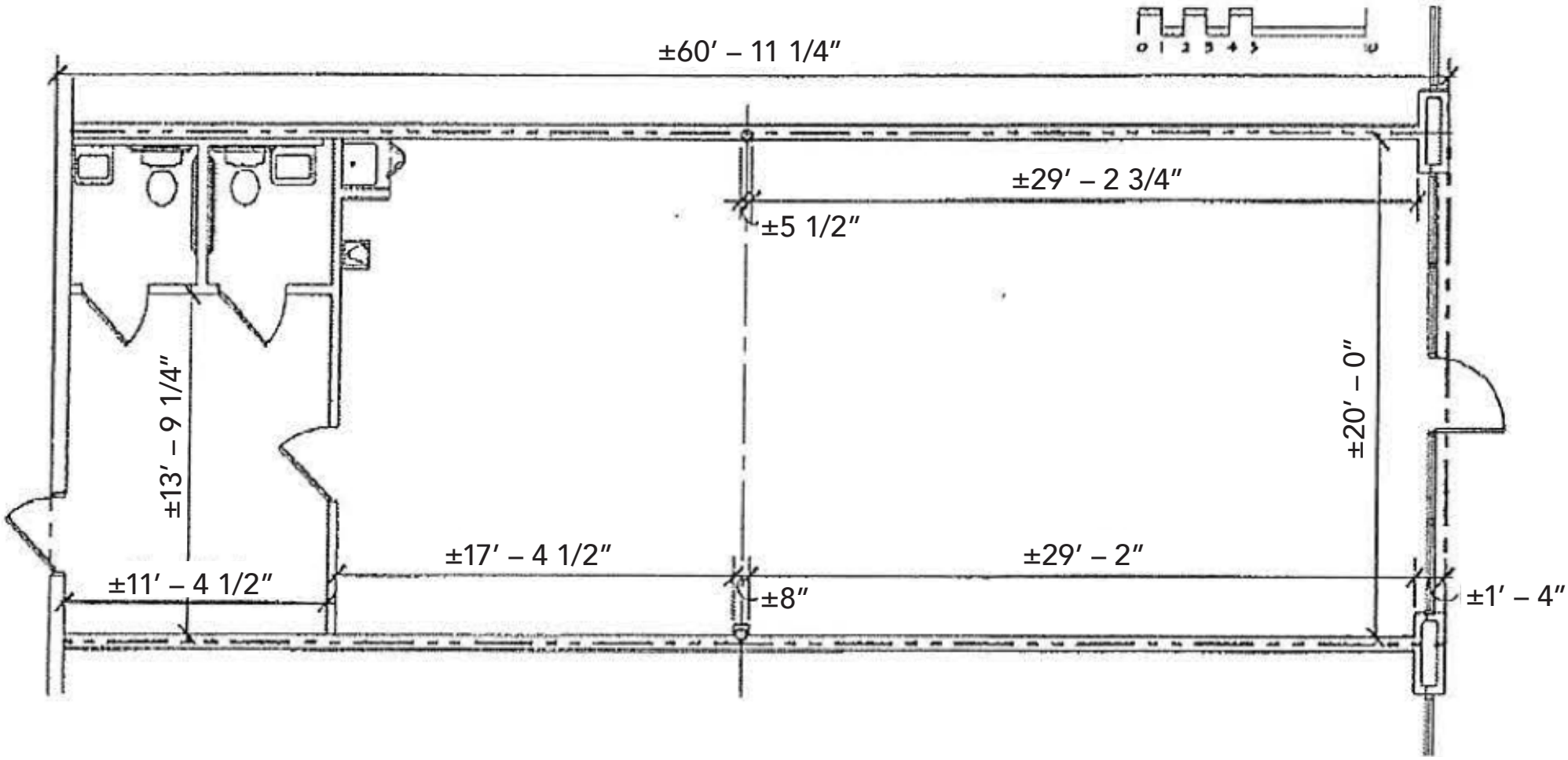

Floor Plan

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Exterior Gallery

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Property Aerial

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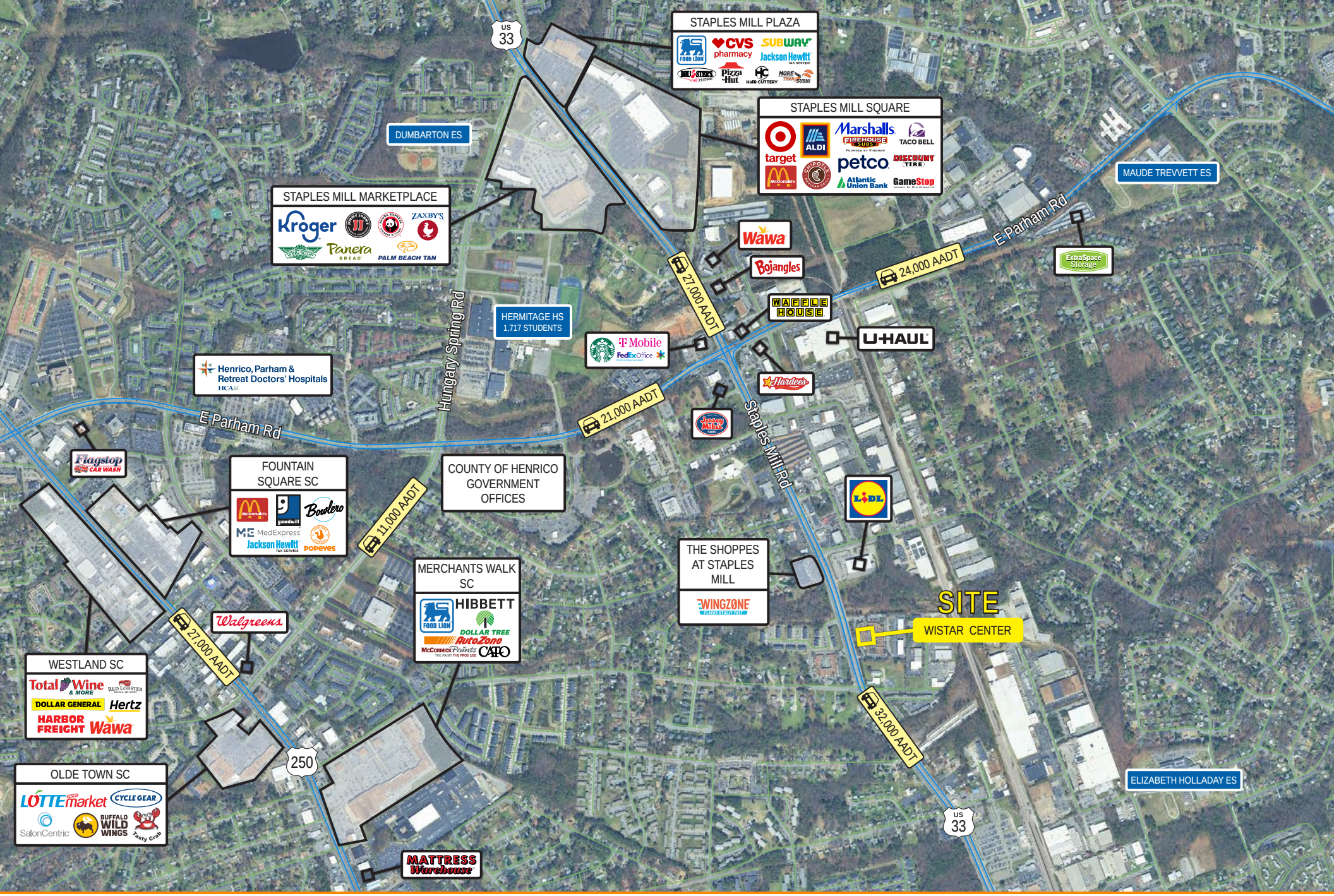

Market Aerial

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