

FOR LEASE



# 6291 West Broad Street

Richmond, VA 23230

## Overview

Freestanding second-generation restaurant pad available for lease in Willow Lawn, with abundant parking, excellent visibility, and direct access off both W. Broad Street and Horsepen Road. The site sits less than a mile from I-64, putting it within minutes of downtown Richmond, VA to the east and Short Pump to the west. It also benefits from immediate proximity to Midtown 64, the \$500 million, 46-acre mixed-use redevelopment of the former Genworth campus currently under construction at the W. Broad/I-64 interchange just to the north.

## Quick Facts

- Availability** Immediate
- Size** 7,227 square feet
- Rental Rate** Negotiable
- Net Charges** \$0.81 psf CAM; \$0.27 psf INS; \$0.75 psf TAX
- Parking** 122 spaces
- Tenants**



2025 Demographics	1 mile	3 miles	5 miles
POPULATION	9,023	89,151	255,960
HOUSEHOLDS	4,012	39,369	112,029
AVG. HH INCOME	\$127,680	\$140,356	130,081
DAYTIME POPULATION	20,789	131,864	372,808
TRAFFIC COUNT	31,000 AADT (W Broad Street)	6,900 AADT (Horsepen Road)	





# Interested? Contact:

## Spotty Robins

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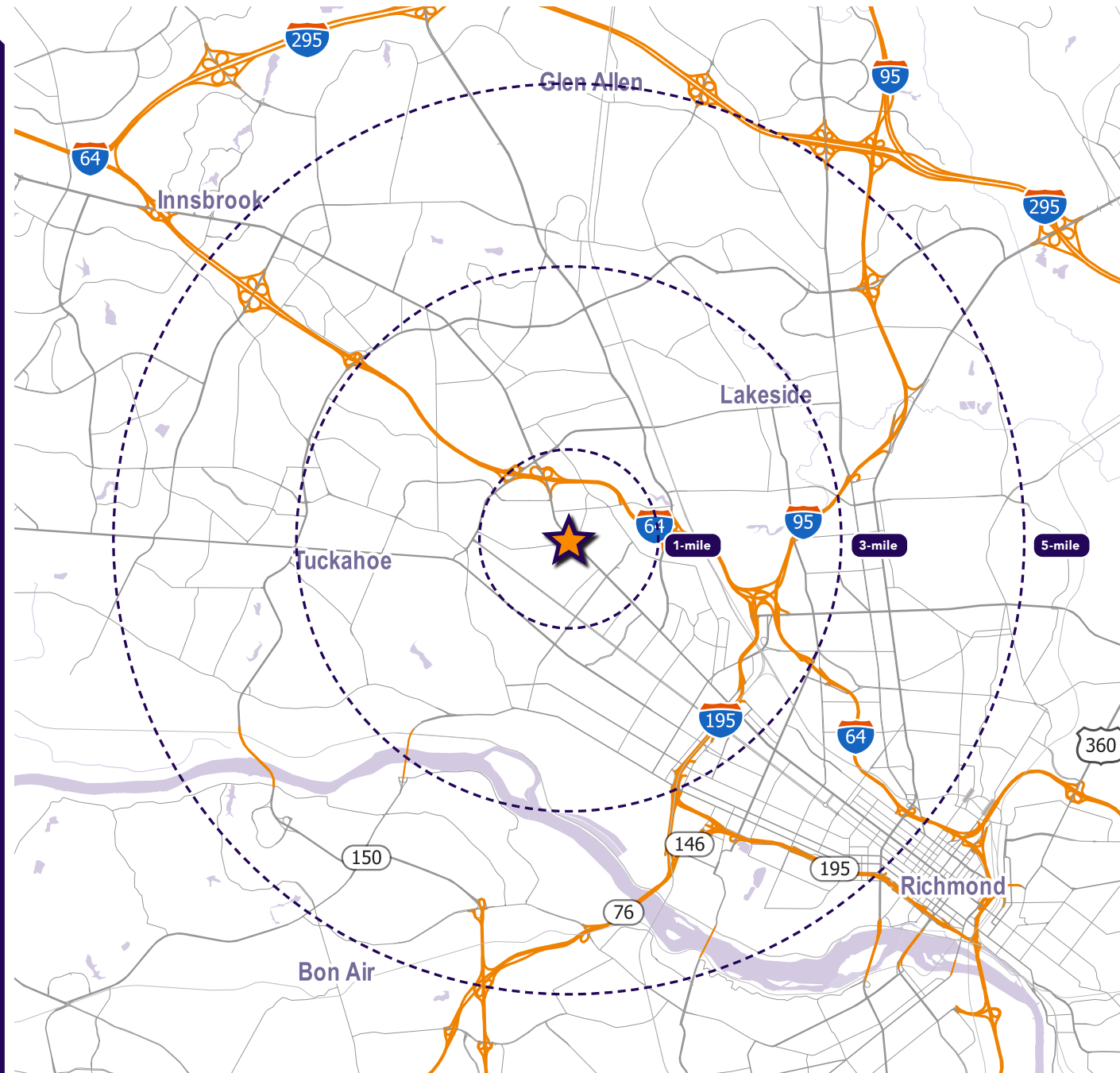
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## Trey Blankinship

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