



For lease

Deep Run Centre I & II

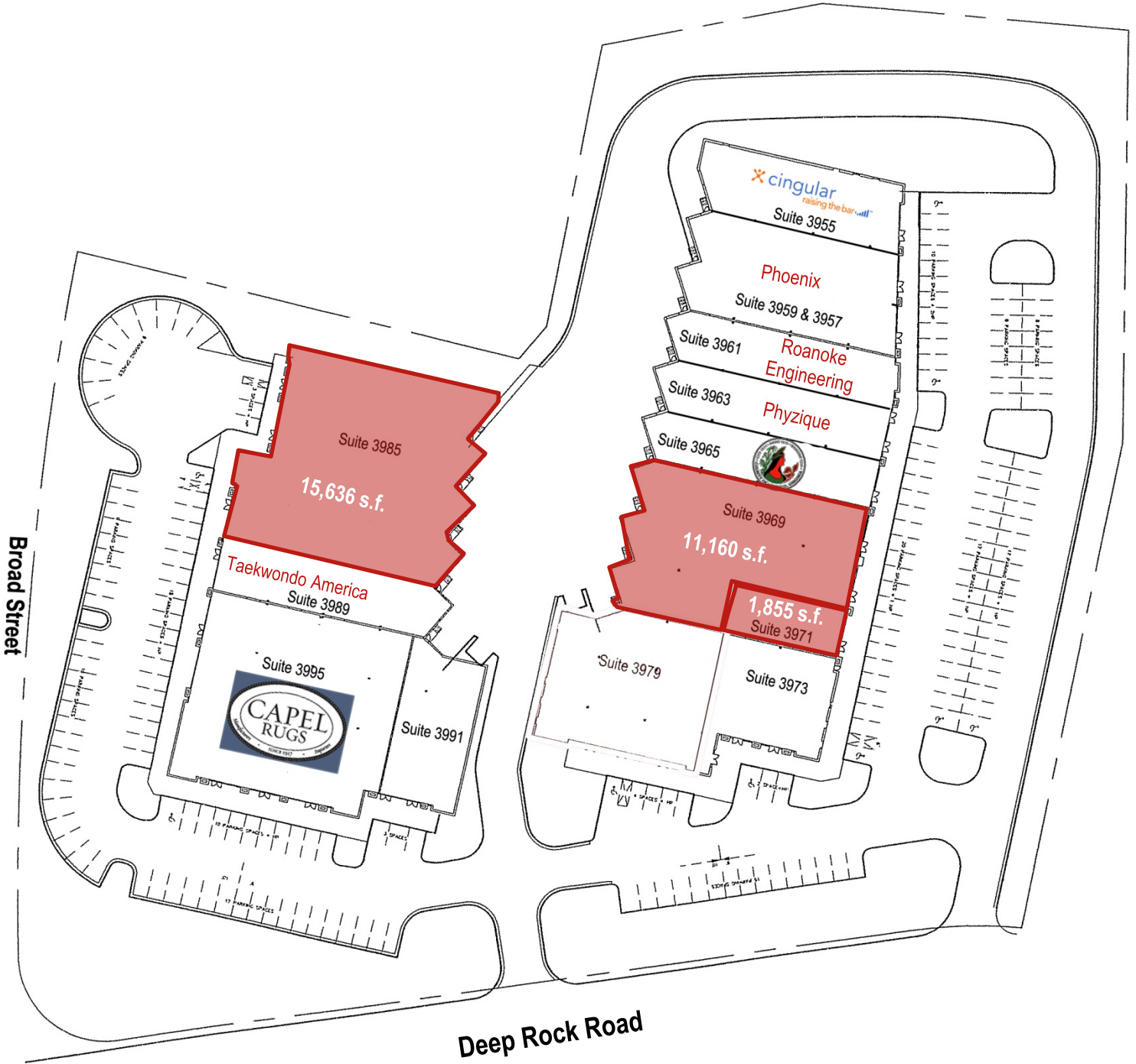
Gaskins Road & West Broad Street
Henrico, Virginia



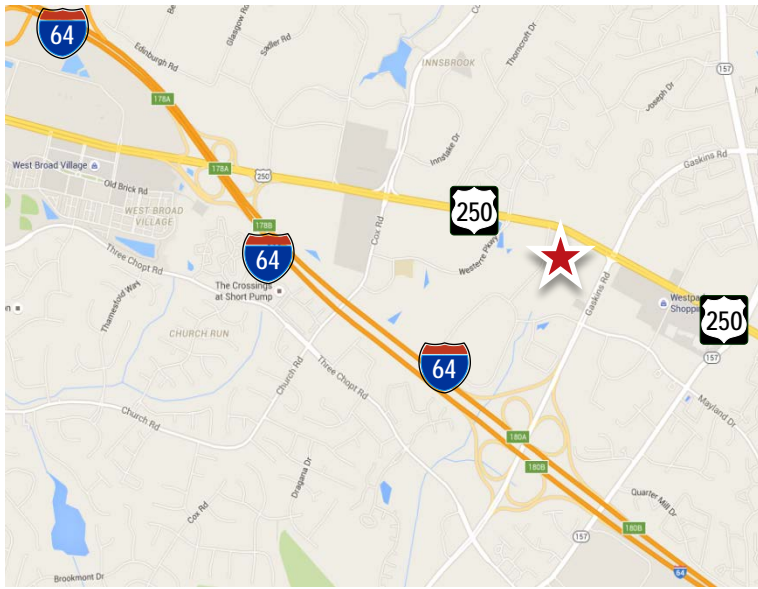
Features

- Up to 15,636 s.f. available in Deep Run Centre I
- Up to 13,015 s.f. available in Deep Run Centre II
- Located on the W. Broad Street corridor
- Dedicated turn lane off of W. Broad Street
- Large, illuminated monument sign on W. Broad Street
- Signalized intersection with 41,000 average daily traffic count
- Conveniently located 1 mile from I-64/Gaskins interchange
- Dock Loading
- New ownership and management
- \$10.00 - \$15.00 p.s.f./NNN

Site plan



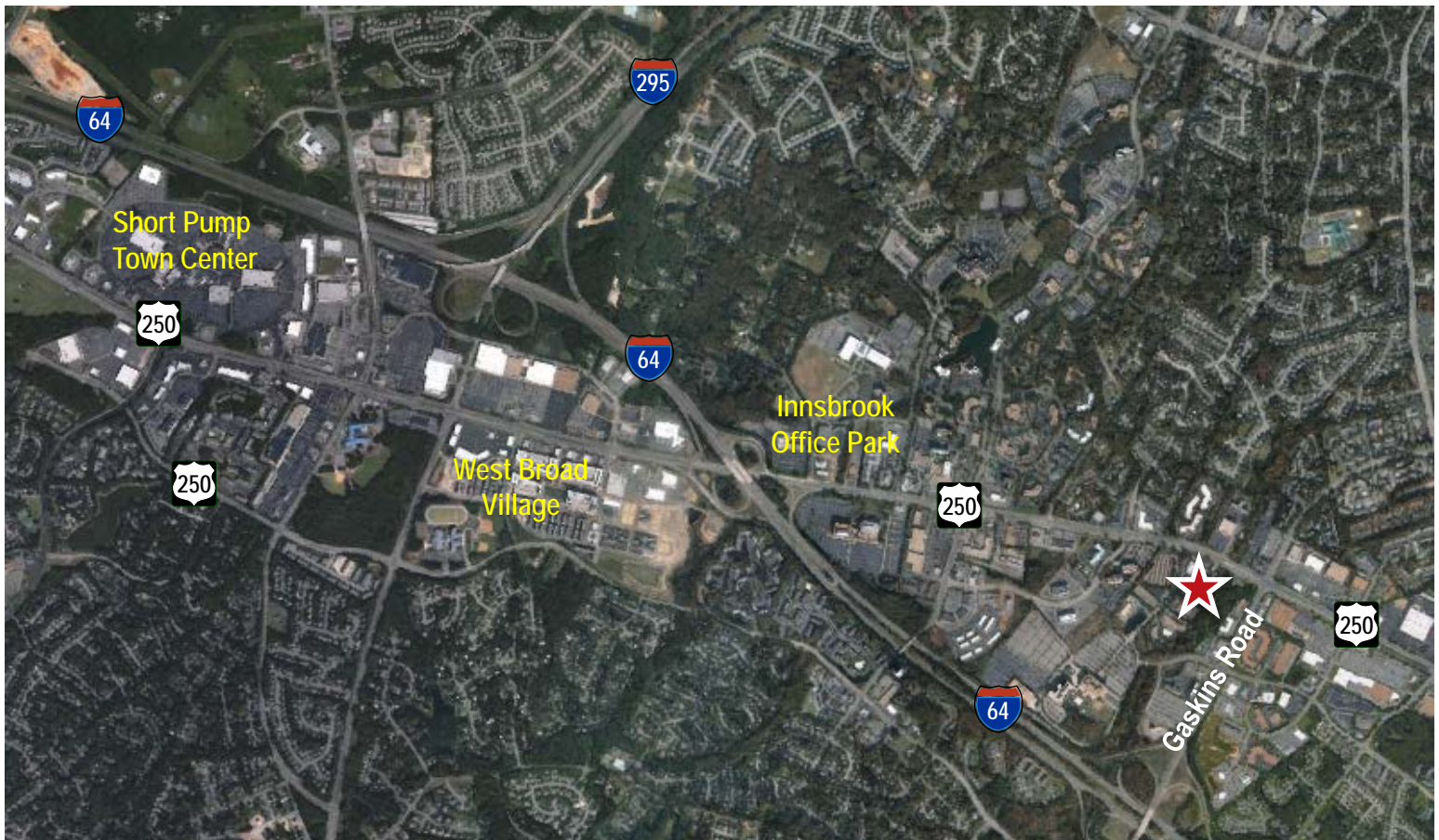
Location



Area demographics & Traffic Counts

Population	1 mile	3 miles	5 miles
2015 total population	9,815	90,346	192,822
Pop growth 2015 – 2020	5.61%	5.77%	5.63%
Median HH income	\$64,013	\$68,775	\$70,657

Street	Cross Street	Avg. Daily Volume
West Broad Street	Deep Rock Road	41,311 VPD
Gaskins Road	West Broad Street	42,766 VPD



The property



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